



TOWN CENTRE OFFICE/RETAIL PREMISES TO LET

UPPER FLOORS 4 CROSS STREET, BARNSTAPLE, NORTH DEVON EX31 1BA

RENT: £7,000 PAX

*Convenient town centre location
Retail/office premises
Accommodation over 2 floors
Circa 1500 sq ft (140 sq m)
High volume passing/chance trade
Gas central heating, networking etc*

THE SITUATION

The premises occupy a prominent position on the corner of Cross Street and Paiges Lane close to the High Street.

THE PROPERTY AND CONSTRUCTION

Comprising the upper 2 floors of this prominent building and having office and storage accommodation of c.1470 sq ft together with toilet and kitchen. There is carpeting, gas central heating, networking etc.

THE ACCOMMODATION

Side door and hallway with stairs to **FIRST FLOOR:**

OFFICE 1

11' x 7' (3.3m x 2.1m)

OFFICE 2

7' x 7' (2.1m x 2.1m)

OFFICE 3

24' x 20' (7.3m x 6m)

OFFICE 4

15' x 15' (4.5m x 4.5m)

OFFICE 5

11' x 8' (3.3m x 2.4m)

KITCHEN

Low level storage unit with inset stainless steel sink unit.

TOILET with low level W/C.

Stairs to **SECOND FLOOR:**

OFFICE 6

23' x 14' (7.m x 4.2m)

OFFICE 7

16' x 14' (4.8m x 4.2m)



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