

A C C E S S I B L E   F L E X I B L E   C O S T - E F F E C T I V E

## **HITCHCOCKS** BUSINESS PARK



WILLAND, DEVON



EX15 3FA

Distribution • Warehousing • Manufacturing • Offices  
**Accommodation from 280 to 3,715 sq m (3,000 to 40,000 sq ft)**



## HITCHCOCKS BUSINESS PARK

### LOCATION & BACKGROUND

Hitchcocks Business Park offers a unique opportunity for business occupiers within the manufacturing, distribution, warehousing and office sectors. The business park is located just north of Willand in Mid Devon and has excellent access to the local and regional road network. Access to Junctions 27 & 28 of the M5 motorway is swift, suiting the distribution of product and labour.

Hitchcocks Business Park extends to 20 acres and is set within a pleasant, rural environment. It is owned by a locally-based landowner / developer, who is passionate about creating a high quality business environment, which meets modern business requirements.

Forward-thinking businesses are invited to join the likes of Gregory Distribution, Bale Group and Trucksmith who have already committed to Hitchcocks Business Park.



**“ We have been delighted that Hitchcocks Business Park has been able to accommodate our growing requirements. We started off with one building and now occupy three on the estate. The developer has been able to provide substantial yard areas that are rarely found on older style, industrial estates ”**

**John Gregory**  
Executive Chairman of  
Gregory Distribution Ltd

### THE OPPORTUNITY

Planning consent was granted in November 2014 for the use of the business park which can accommodate manufacturing, general industrial, offices, warehousing and distribution uses under Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

The business park comprises three main opportunities:

- Existing business space.
- Business space that will be refurbished or constructed speculatively.
- Design & Build packages to suit specific occupier requirements.

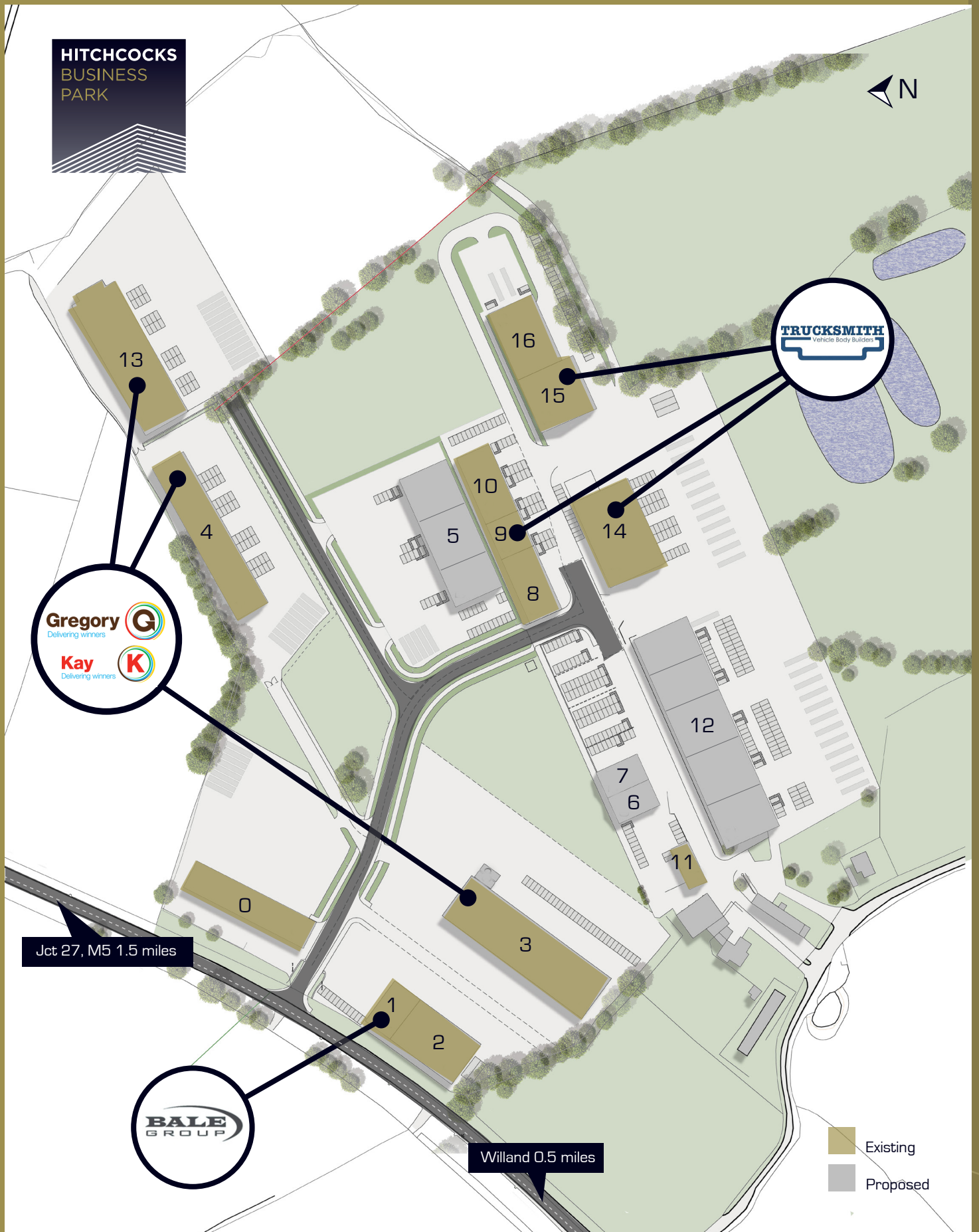
The planning consent includes for a range of building sizes from 280 sq m (3,000 sq ft) to 3,715 sq m (40,000 sq ft) with an eaves height up to 7m (23ft).

### SPECIFICATION

The refurbished and new-build units will be finished to a shell standard with a high quality design with the following features:

- Steel portal frame construction.
- Insulated, coated steel cladding to the walls and roof with approximately 10% natural roof lighting.
- Internal eaves height of between 6m – 7m.
- Up and over doors (up to 6m wide and high) and personnel doors to the front elevations.
- Concrete floor slab with 20kN per sq m floor loading.
- Extensive reinforced concrete yard and loading areas which can be secured, with allocated car parking for each unit.
- Foul drainage supplied via a bio disc system with mains drainage to follow in 2015.

# S I T E P L A N





# ACCOMMODATION SCHEDULE

Unit No	Area m <sup>2</sup>	Area ft <sup>2</sup>	Yard Area m <sup>2</sup>	Availability
0	1,020	10,980	2,250	LET
1	550	5,920	1,700	LET
2	825	9,000	1,075	LET
3	2,250	24,215	10,750	LET
4	1,620	17,438	6,215	LET
5	1,875	20,180	2,185	AVAILABLE
6	305	3,275	1,015	AVAILABLE
7	346	3,720	315	AVAILABLE
8	648	6,975	645	AVAILABLE
9	432	4,650	645	AVAILABLE
10	648	6,975	1,100	AVAILABLE
11	198	2,130		AVAILABLE
12	3,600	38,750	8,140	AVAILABLE
13	1,950	21,000	2,985	LET
14	1,519	16,350	7,040	LET
15	930	10,000	445	LET
16	950	10,225	485	LET
The Barn	166	1,786		AVAILABLE APRIL 2015
The Forge	266	2,863		LET
TOTAL	20,098	216,335		



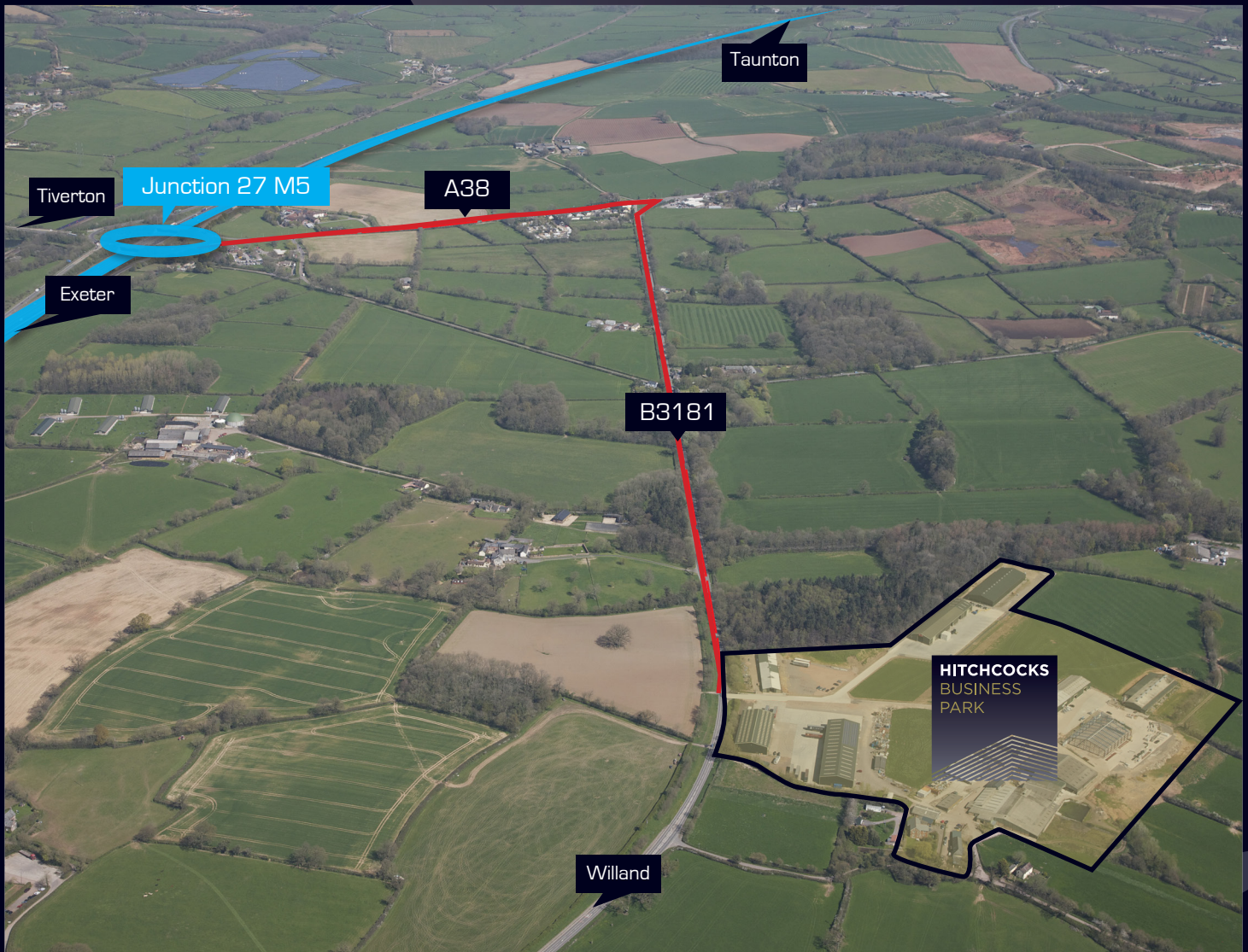
## HITCHCOCKS BUSINESS PARK

### PROPOSAL

The developer can provide leasehold design & build packages to suit specific occupier requirements.

Existing and new-build units are available on new occupational leases.

Asking rents are available upon request of the joint marketing agents.



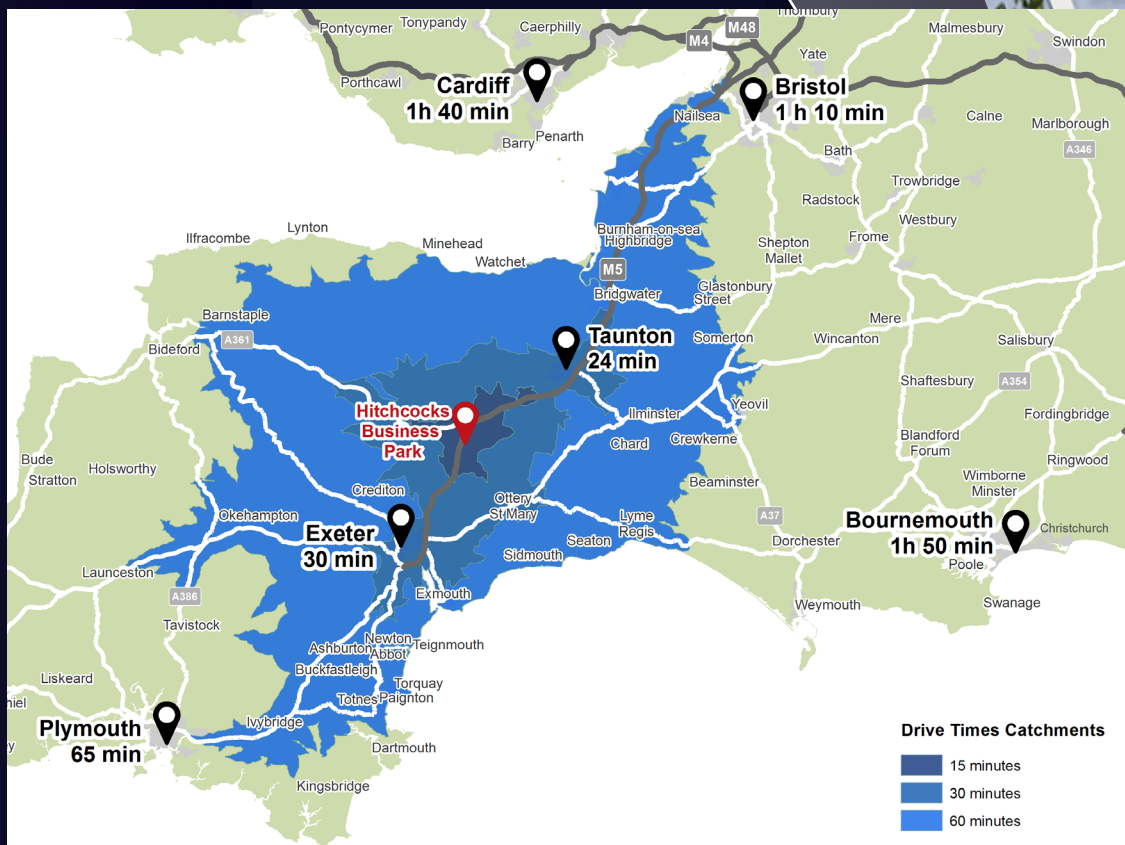
“ The developer at Hitchcocks Business Park worked with us to create a purpose-built facility as part of our relocation from Cullompton. They have delivered our exact requirements. ”

Dan Trebble of Trucksmith Ltd





## HITCHCOCKS BUSINESS PARK



## CONNECTIVITY

The connectivity provides efficient drivetimes:

LOCATION	MINUTES
Junction 27, M5	3
Tiverton Parkway ➡	5
Tiverton	10
Junction 29, M5	17
Taunton	24
Plymouth	65
Bristol	70



## FURTHER INFORMATION

Through the joint marketing agents:



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