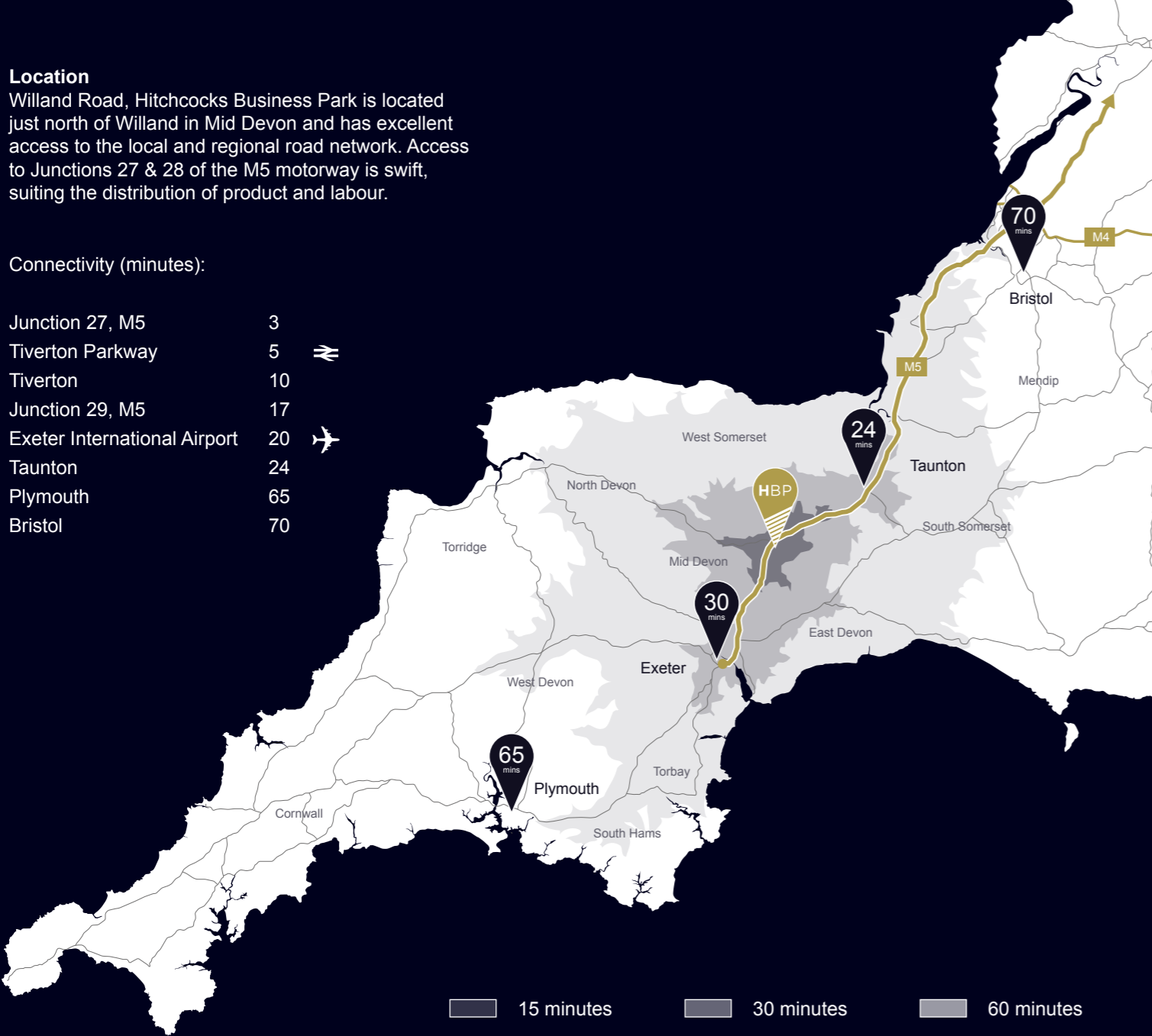


Location

Willand Road, Hitchcocks 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.

Connectivity (minutes):

Junction 27, M5	3	
Tiverton Parkway	5	↔
Tiverton	10	
Junction 29, M5	17	
Exeter International Airport	20	✈
Taunton	24	
Plymouth	65	
Bristol	70	



15 minutes 30 minutes 60 minutes

HITCHCOCKS BUSINESS PARK



Willand, Devon, Junction 27, EX15 3FA

UNIT 4 WILLAND ROAD

New Build Distribution / Industrial Unit
900 sq m (9,688 sq ft)

- Extensive, secure concrete yard
- Two loading doors
- Minimum eaves height of 7m
- Excellent access to J27 and the M5 corridor

TO LET

Further Information

Through the marketing agent:

01392 423 696
jll.co.uk/property

Kye Daniel
01392 429307
kye.daniel@eu.jll.com

Tim Western
01392 429305
tim.western@eu.jll.com



Image shown is for illustrative purposes only.

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Unit 4 Willand Road, 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. Willand Road Business Park extends to 3 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 Ostomed Healthcare and Agrii who have already committed to Willand Road Business Park.

Specification

The new build unit will be finished to a shell standard with high quality design typically including the following features:

- Height to inside of stanchion is approx 7 m
- Minimum eaves height is approx 7.5 m
- Internal height to pitch of approx 11.5 m
- 14 bays
- 3 x up and over loading doors being 5.7 m wide and 5 m high
- Three phase electricity, mains water and sewage treatment plant

Lease Terms

The property is available on a new FRI lease on terms to be agreed. Rent on application.

Rateable Value

We understand that the rates have yet to be assessed. Further information is available from the agents.

VAT

VAT at the prevailing rate will be charged.

Planning

The unit benefits from Planning Consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under classes B1, B2 and B8.

Legal Costs

The parties are to bear their own legal costs incurred in the transaction.

Energy Performance Certificate (EPC)

An Energy Performance Certificate will be prepared upon completion of the unit.

UNIT 4 WILLAND ROAD		
Unit 4	900 sq m	(9,688 sq ft)
Site area	0.50 ha	(1.25 acres)



Internal view

