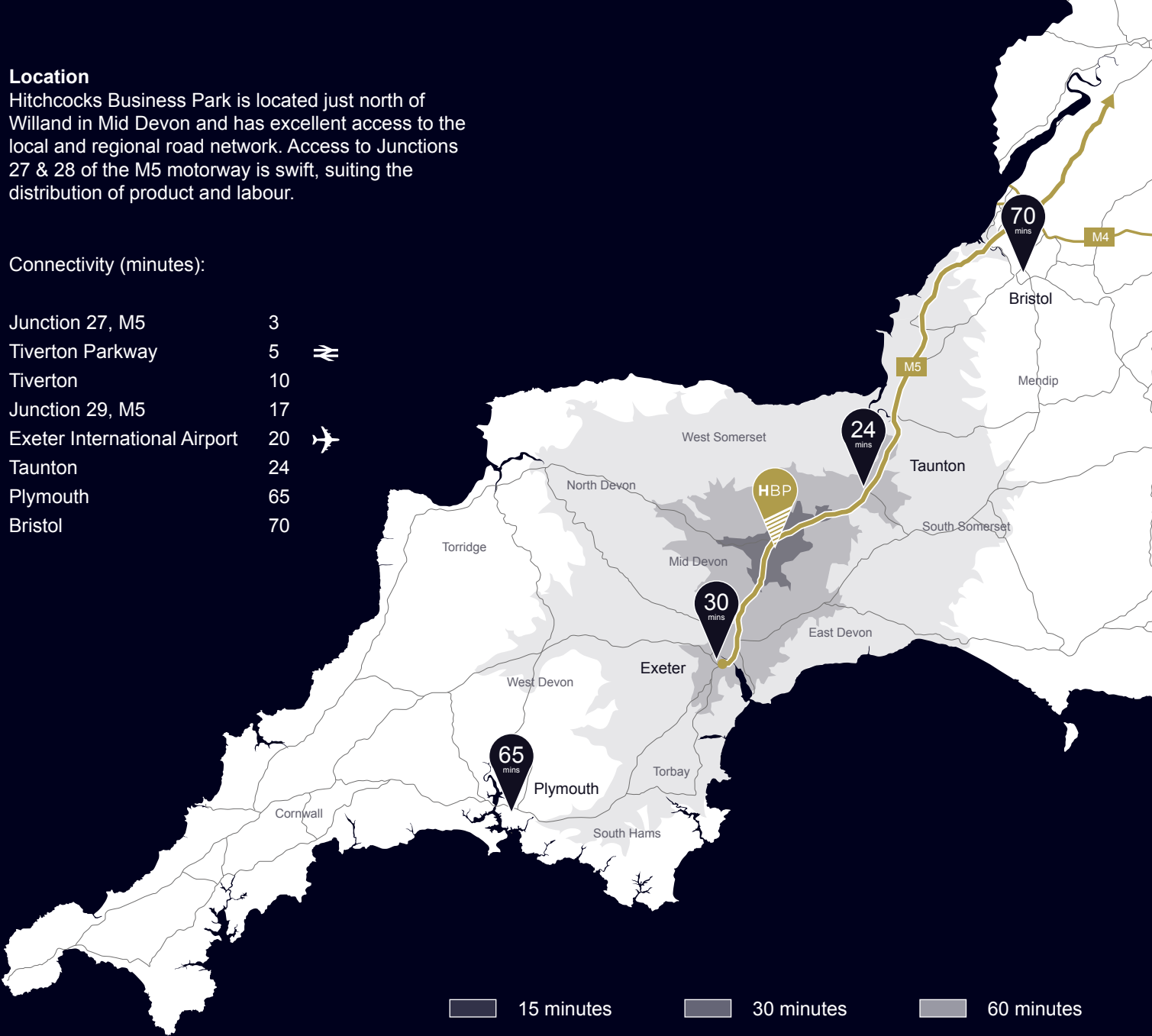


Location

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



HITCHCOCKS BUSINESS PARK

Willand, Devon, Junction 27, EX15 3FA

HITCHCOCKS
BUSINESS
PARK

UNITS 5 A – B LUCAS WAY

New Build Distribution / Industrial Unit
1,019 - 3,261 sq m (10,979 - 35,133 sq ft)

- Extensive, secure concrete yard
- Three loading doors
- Minimum eaves height of 7.8m
- 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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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, DFS, Mid Devon District Council, Trucksmith, Dragonfly Foods and Cornish Mutual who have already committed to Hitchcocks Business Park.



Internal view

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

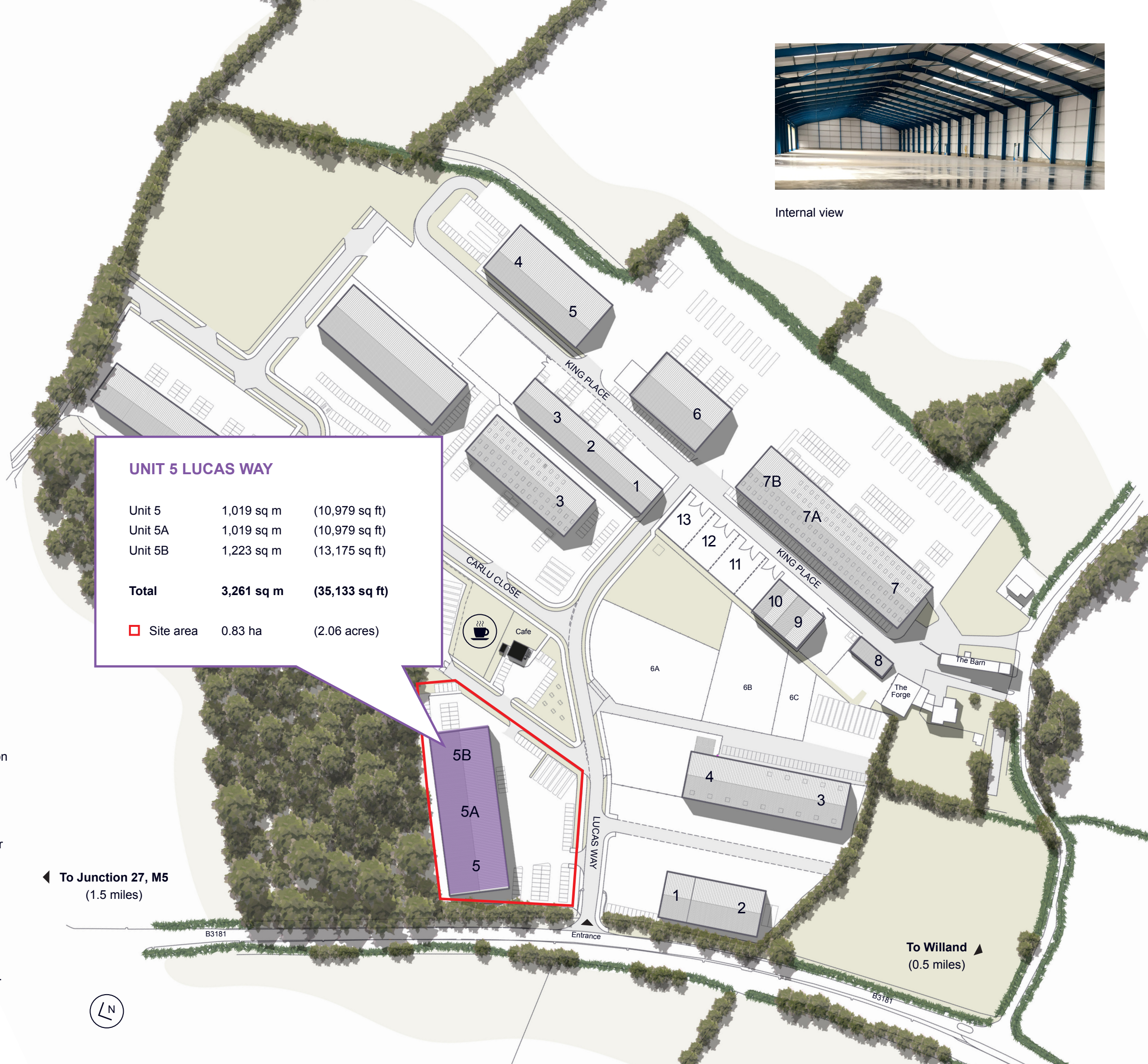
The parties are to bear their own legal costs incurred in the transaction.

Energy Performance Certificate (EPC)

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

UNIT 5 LUCAS WAY

Unit 5	1,019 sq m	(10,979 sq ft)
Unit 5A	1,019 sq m	(10,979 sq ft)
Unit 5B	1,223 sq m	(13,175 sq ft)
Total	3,261 sq m	(35,133 sq ft)
 Site area	0.83 ha	(2.06 acres)



◀ To Junction 27, M5
(1.5 miles)

▶ To Willand
(0.5 miles)

