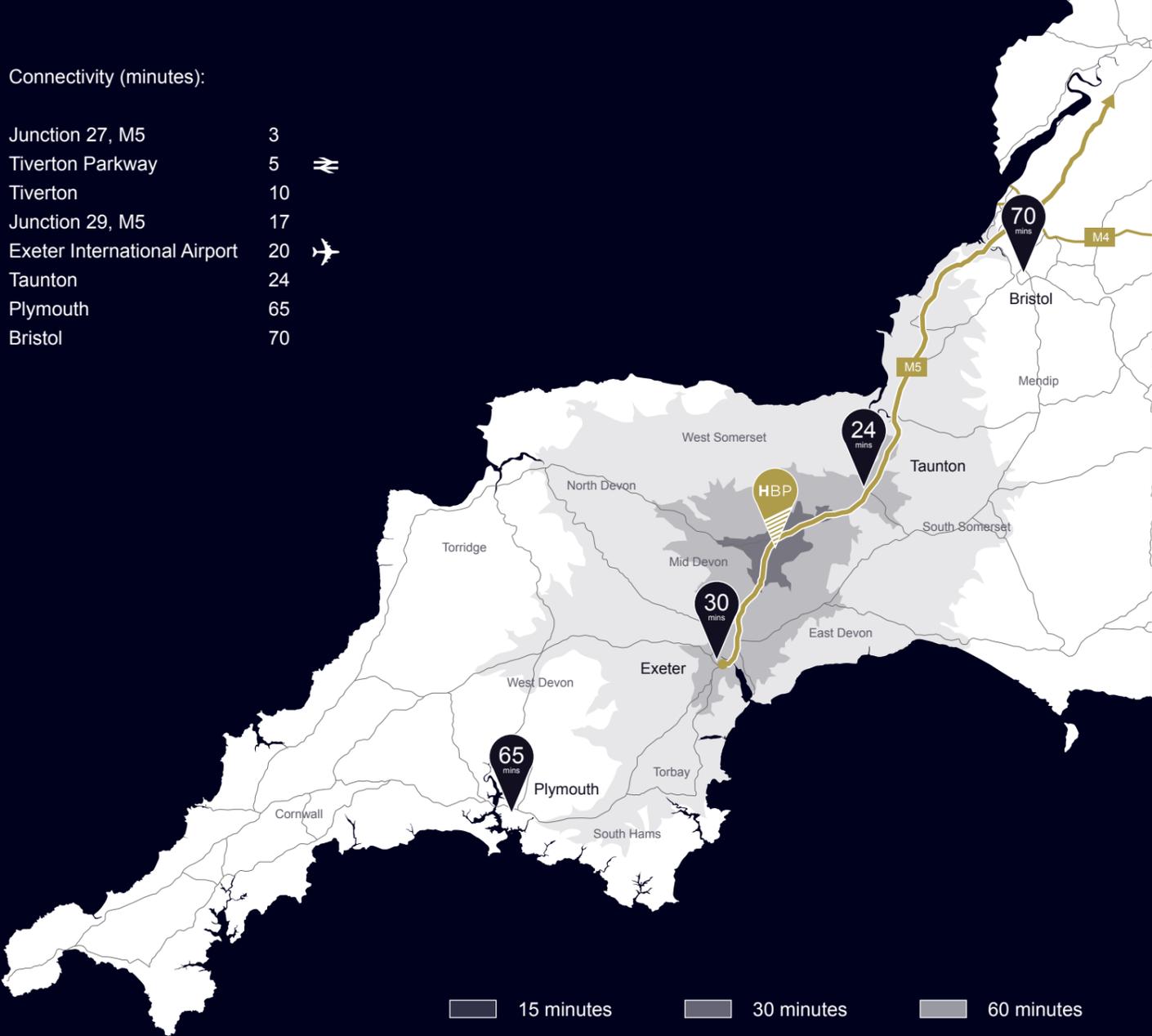


Connectivity (minutes):

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



UNIT 7A KING PLACE HITCHCOCKS BUSINESS PARK



Willand, Devon, Junction 27, EX15 3FA

New Build Warehouse
557 sq m (6,000 sq ft)

- Fenced concrete yard
- 5m high loading door
- Minimum eaves height of 7.3m
- Excellent access to J27 and the M5 corridor

TO LET



RICS Awards
2018
Shortlisted

Further Information

Through the marketing agent:



01392 423 696

jll.co.uk/property

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www.hitchcocksbusinesspark.co.uk

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, that suits the needs of modern businesses.

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.

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

- Height to inside of stanchion is 6.6 m
- Minimum eaves height is 7.3 m
- Internal height to pitch of 10.8 m
- 3 bays
- One up and over loading door being 5.7 m wide and 5 m high

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

A service charge is levied to cover the maintenance and management of all common areas and services.

Services
The property benefits from mains electricity and water. Drainage is to a private system.

Rateable Value
The rates have yet to be assessed; further information from JLL.

VAT
All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

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

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

Energy Performance Certificate (EPC)
We are informed that an Energy Performance Certificate is not required for this property in its current use and layout.

UNIT 7A KING PLACE

Accommodation

Unit 7A	18m x 30m	540 sq m	(5,800 sq ft)
Yard area	18m x 30m	540 sq m	(5,800 sq ft)



Site boundary

To Junction 27, M5
(1.5 miles)

To Willand
(0.5 miles)