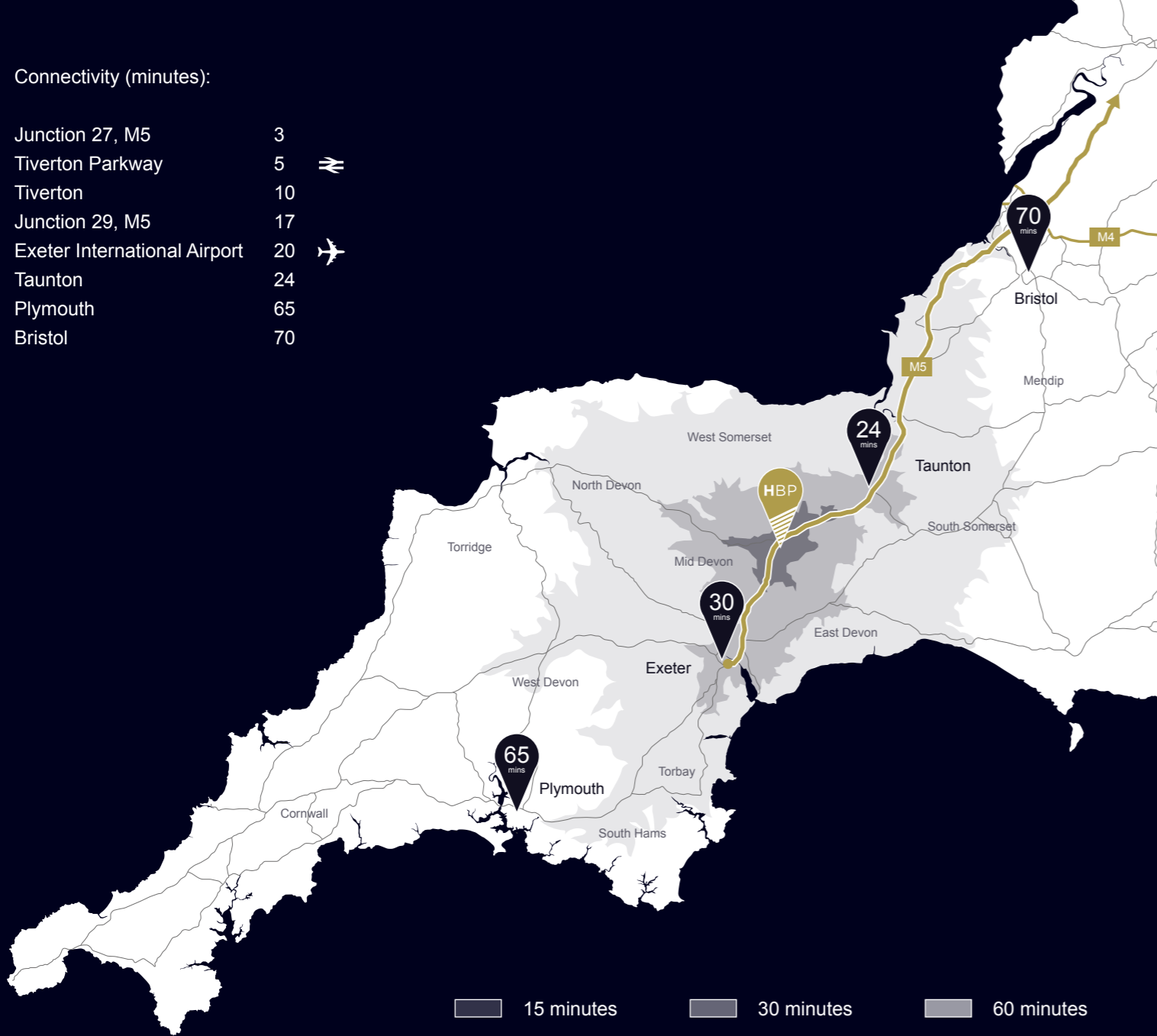


Connectivity (minutes):

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



# PLOT 5 CARLU CLOSE HITCHCOCKS BUSINESS PARK



Willand, Devon, Junction 27, EX15 3FA

**New Secure Storage Areas**  
2,000 - 12,230 sq m  
(0.5 - 3 acres)

Extensive, secure concrete yard  
Palisade perimeter fencing  
Mains services  
Excellent access to J27 and the M5 corridor

## TO LET



### Further Information

Through the marketing agent:



01392 423 696

[jll.co.uk/property](http://jll.co.uk/property)

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

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



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

[www.hitchcocksbusinesspark.co.uk](http://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 yard will be constructed to a high quality design typically including the following features:

- 200mm thick reinforced concrete
- 2.75m high palisade perimeter fencing with double access gates
- Mains electricity and water connections. Drainage is to a private system.

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

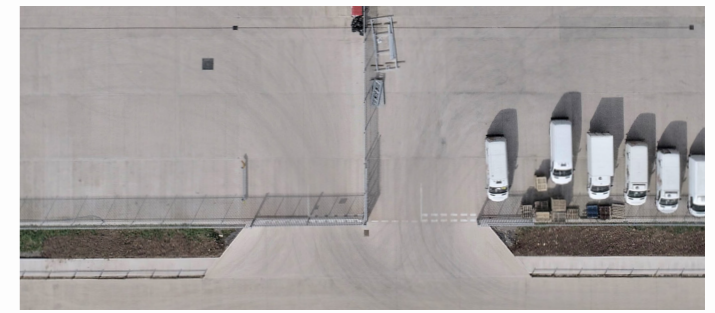
A service charge will be levied to cover the maintenance and management of all common areas and services.

**Rateable Value**  
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 yard benefits from B1, B2 and B8 Planning Consent.

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



Indicative plot in plan view

◀ To Junction 27, M5  
(1.5 miles)

To Willand ▶  
(0.5 miles)



Site boundary