

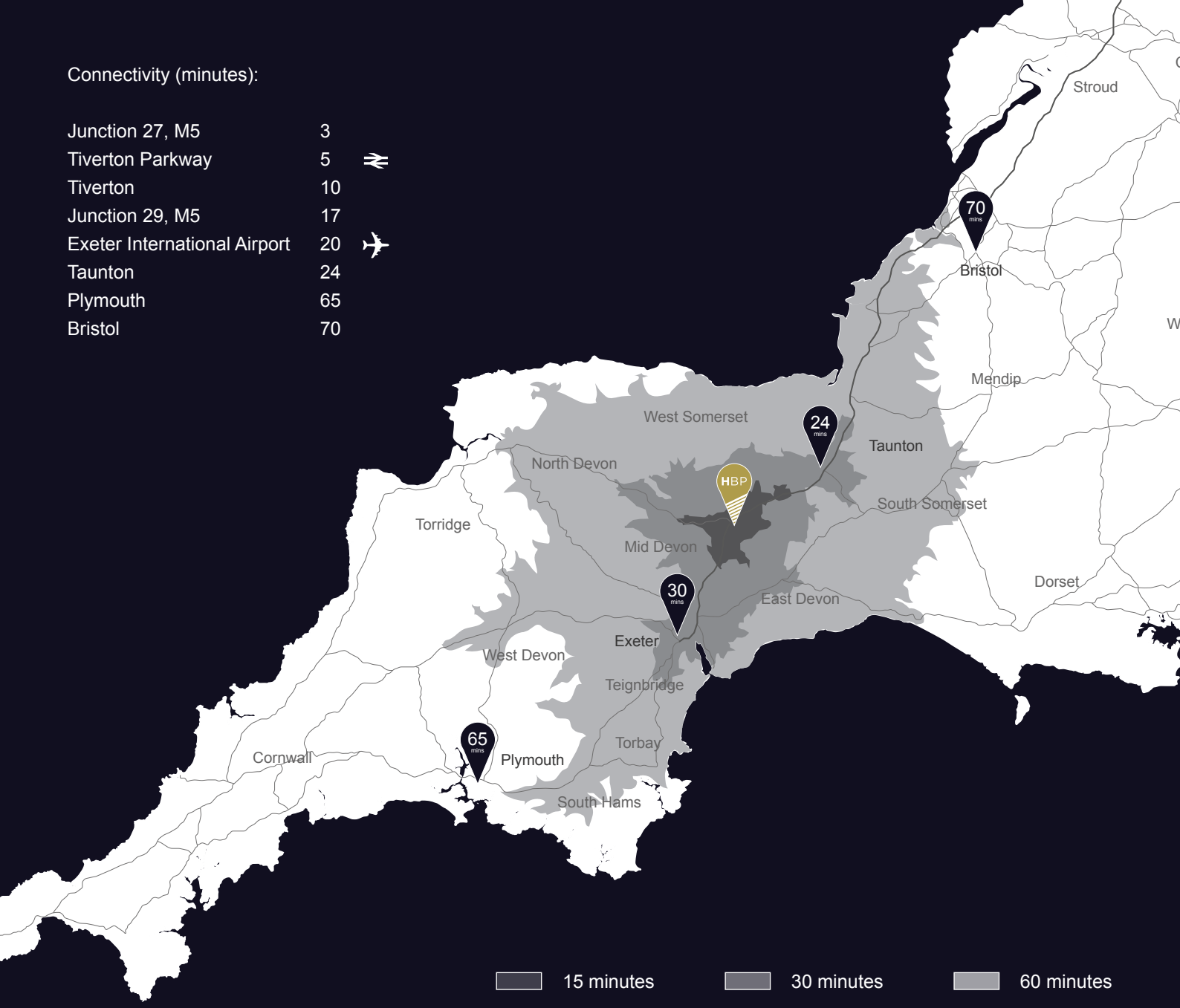


Connectivity (minutes):

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

# PLOT 6 CARLU CLOSE HITCHCOCKS BUSINESS PARK



Willand, Devon, Junction 27, EX15 3FA

**New Secure Storage Areas**  
3,420 sq m  
(36,812 sq ft / 0.84 acres)

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

## TO LET



RICS Awards  
**2018**  
Winner

**Further Information**  
Through the marketing agent:



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

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



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**Hitchcocks Business Park offers a unique opportunity for business occupiers within the manufacturing, distribution, warehousing and office sectors.**

The award winning 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 30 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, Flogas, Trucksmith, Dragonfly Foods and Cornish Mutual who have already committed to Hitchcocks Business Park.

- Specification**  
The yard is constructed to a high quality design 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 & Rent**  
The property is available on a new Full Repairing & Insuring lease on terms to be agreed. Rent on application.

**Service Charge**  
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.

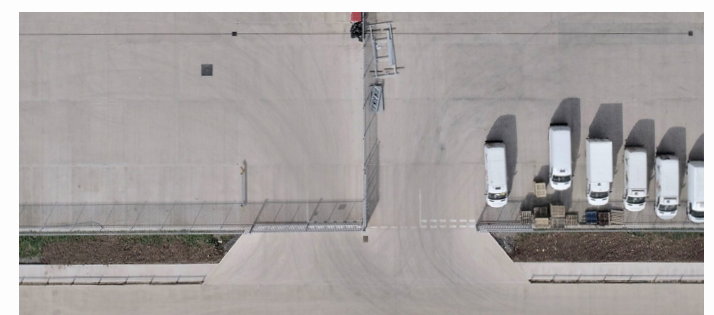
**Planning**  
The yard benefits from B1, B2 and B8 planning consent.

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



**6 CARLU CLOSE**

Plot area 3,420 sq m  
36,812 sq ft  
(0.84 acres)



Indicative plot in plan view

◀ To Junction 27, M5  
(1.5 miles)

To Willand ▶  
(0.5 miles)



Site boundary