

Indicative scheme showing how a possible new development could look

To let /
May sell

Honiton Gateway, Devonshire Road, Heathpark,
Honiton, Devon, EX14 1SB

Viewing by prior appointment
with Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

New Industrial/Warehouse Scheme

1,500—25,188 sq ft (144– 2,340 sq m)

Prominent frontage

Direct access to A30

Freehold available

Trade counter position

strattoncrebercommercial.co.uk

Location

Honiton is an expanding town with a population of 18,164 (source: 2011 Census). The site is adjacent to the busy A30, 14 miles north-east of Exeter, which links the M3 south of Basingstoke and the M5 at Exeter. The site adjoins Lidl and Eden Vauxhall Garage. Other well-known occupiers nearby include Screwfix, Wolseley, Install Technologies, Nu Heat, JD Tyres & Exhausts and Access Electric Bikes.

Description

The site comprises 1.41 hectares (3.48 acres) with a frontage of approx. 140 m (460 ft) to the A30. The existing access is via Devonshire Road.

The proposed scheme will comprise of 14 business / light industrial units of steel frame construction with insulated profile steel cladding to roof and part brick /block & part steel cladding to the elevations.

The units to be finished in accordance with a basic shell specification to the latest Building Regulation requirements.

The suggested scheme layout is attached and could provide units ranging from 1,550—25,188 sq ft (144-2,340 sq m). Interested parties are invited to discuss their specific requirements with the agents.

Accommodation

Unit No.	Sq M	Sq Ft
A	480	5,167
B	144	1,550
C	144	1,550
D	192	2,067
E	192	2,067
F	192	2,067
G	192	2,067
H	192	2,067
J	192	2,067
K	192	2,067
L	192	2,067
M	144	1,550
N	144	1,550
O	2,340	25,188

Price/Rent

On application to the agents.

Tenure

New leases are available for terms to be agreed.

Freehold sales may also be considered.

Planning

It is anticipated that the proposed scheme will have planning consent for B1, B2 & B8 users within the 1987 Town & Country Planning (Use Classes) Order.

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

The parties are to be responsible for their own legal fees.

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk

OR

Carter Jonas
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Contact: Alison Williams
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Contact: William Pattemore
Tel: (0117) 403 9946 / 07788 339883
Email: william.pattemore@carterjonas.co.uk



☐ Feasibility

☐ For Information

☐ For Comment

☐ Preliminary

☐ Planning

☐ Building Regulations

☐ Tender

☐ Construction Issue

☐ As Built

1. Planning and Building Regulations

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rev. date. description

A 11.11.2020



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client:
HOPKINS

project:
LAND AT HEATHPARK,
HONITON

drawing title:
SITE BLOCK PLAN INDICATING THE
PROPOSALS

scale:
1:500 @ A2

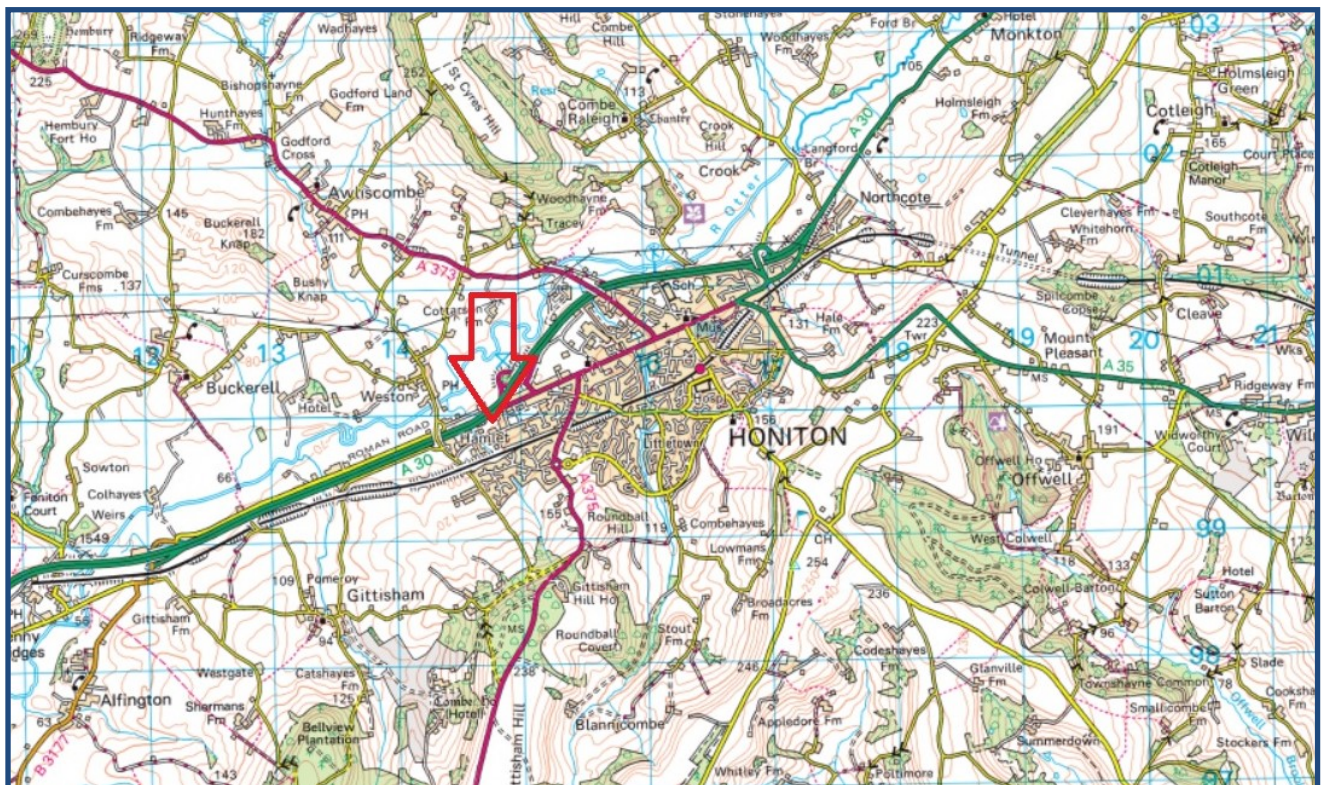
date:
20.10.2020

drawn by:
JLB

checked by:
JLB

drawing number:
P381 - 08





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