



Adjoining A30

To let

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

Viewing by prior appointment
with Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

New industrial units

Subject to planning

To let / possible sale

Location

Honiton is an expanding town with a population of 18,164 (source: 2011 Census). The site adjoins the busy A30, 14 miles north-east of Exeter, which links the M3 south of Basingstoke and the M5 at Exeter.

Benefitting from a significant frontage to the A30, the site adjoins **Lidl** and **Eden Vauxhall garage**. Other well-known occupiers include **Screwfix**, **Wolseley**, **Install Technologies**, **Nu Heat**, **JD Tyres & Exhausts** and **Axxess Electric Bikes**.

Description

The site comprises 1.41 hectares (3.48 acres) with 140 m (c. 460 ft) to the A30.

The existing access is via Devonshire Road. The site is outlined in red on the attached plan

Accommodation

An indicative layout plan is attached providing the following:

Unit No.	sq m	sq ft
A	480	5,167
B	1,200	12,917
C	960	10,333
D	504	5,425
E	252	2,712
F	252	2,712
G	252	2,712
H	378	4,069
J	312	3,358
K	312	3,358
L	252	2,712
M	192	2,067
N	192	2,067
Total:	5,538 sq m	59,612 sq ft

Planning

The majority of the site is allocated as a proposed employment location within the emerging East Devon Local Plan (2006- 2026).

Consideration will be given to **B1 (office/light industrial)**, **B2 (general industrial)** and **B8 (storage & distribution)**, subject to planning permission.

Terms

New leases are available for terms to be agreed.

Freehold sales may be considered.

Rents & Prices

Upon application.

VAT

VAT is chargeable on rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

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

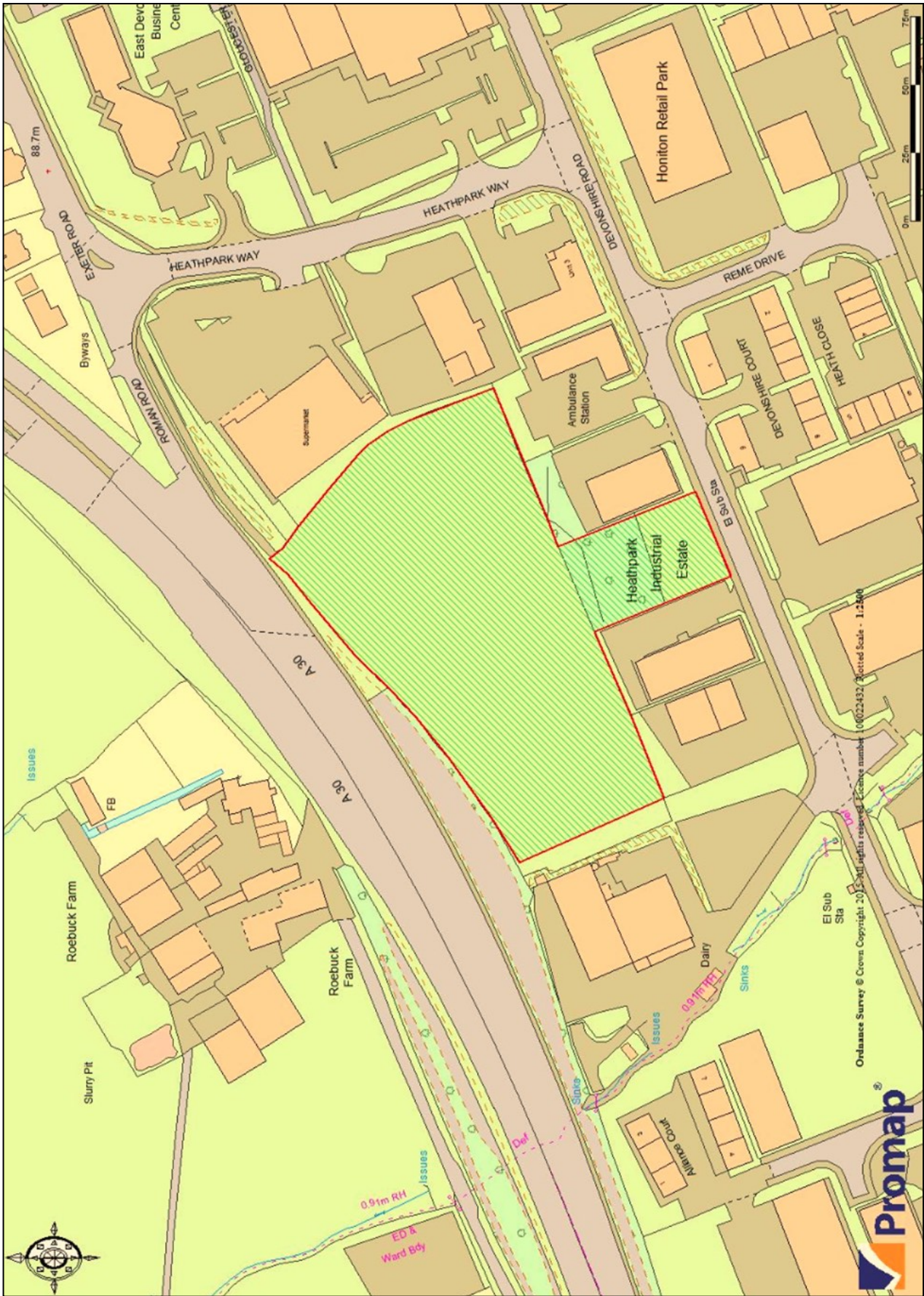
Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@scexeter.co.uk

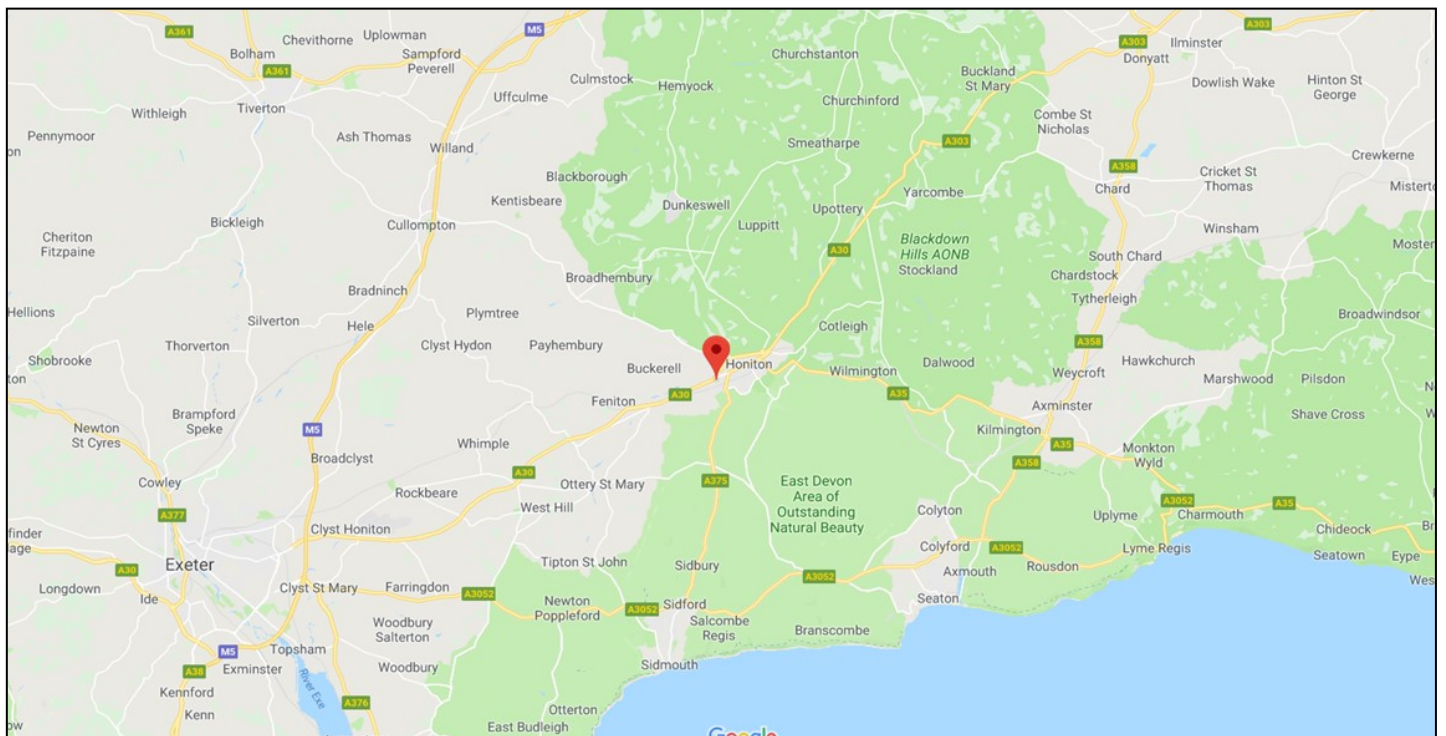
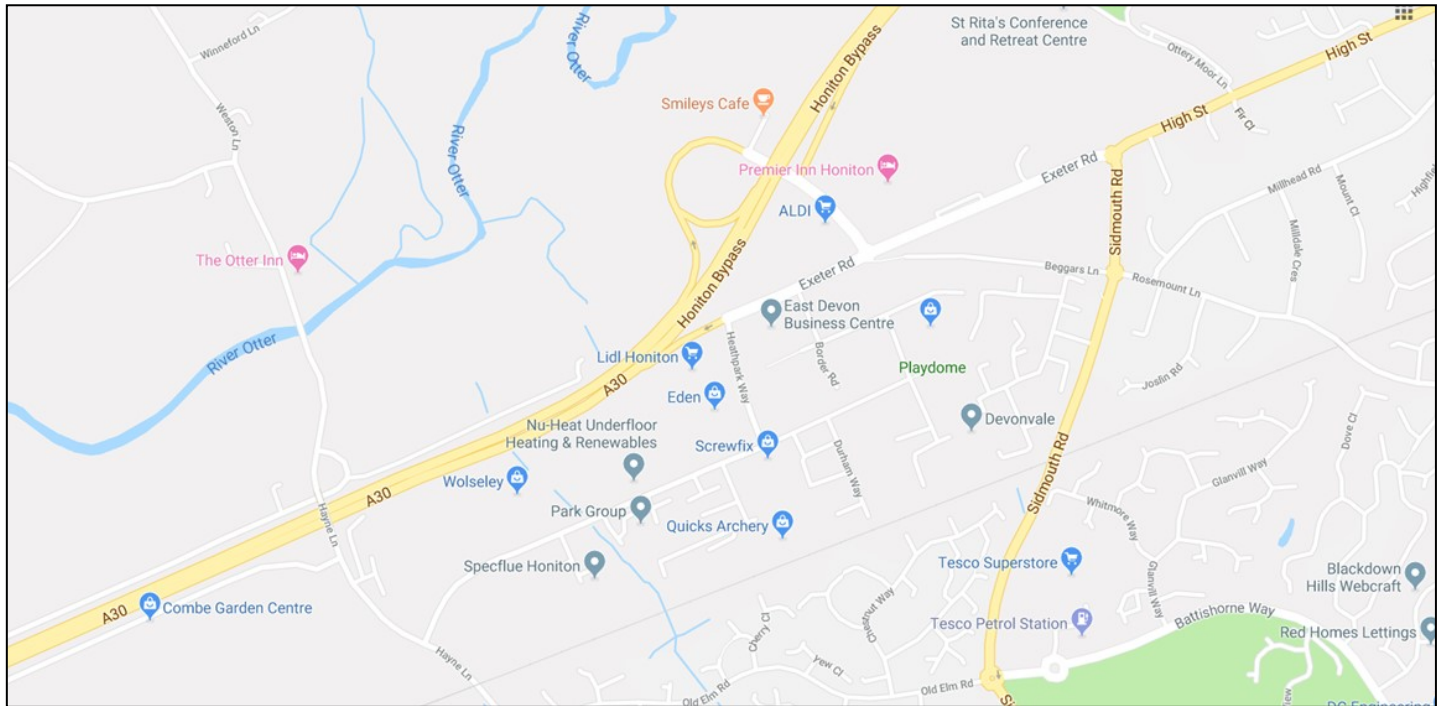
OR

Williams Gunter Hardwick
Clifton Heights, Triangle West, Clifton, Bristol, BS8 1EJ

Contact: Stuart Williams / Bridget Hardwick
Tel: 0117 922 1222
Email: stuart@wghproperty.co.uk
bridget@wghproperty.co.uk







Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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