



Adjoining A30

## TO LET/POSSIBLE SALE

**HONITON GATEWAY,  
DEVONSHIRE ROAD, HEATHPARK, EX14 1SB**

**\*SUBJECT TO PLANNING\***

### 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.

### CONTACT

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### IMPORTANT INFORMATION

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**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**

A suggested scheme layout is attached and could provide the following units.

Interested parties are invited to discuss their specific requirements for space and car parking.

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
<b>Total:</b>	<b>5,538 Sq M</b>	<b>59,612 Sq Ft</b>

**PLANNING**

The majority of the site is allocated on 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.

**RENT**

On application.

**LEGAL COSTS**

Each party to bear their own legal costs in the transaction.

**VAT**

VAT is chargeable on rent.

**FURTHER INFORMATION & VIEWINGS**

Strictly by prior appointment through:

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) or

Bridget Hardwick:  
[bridget.hardwick@carterjonas.co.uk](mailto:bridget.hardwick@carterjonas.co.uk)

at this office

or our joint agent Andrew Hosking of Stratton Creber Commercial Tel: 01392 202 203.

For details of all commercial properties marketed through this firm please visit:

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**SUBJECT TO CONTRACT**

**FEBRUARY 2019  
(Updated MAY 2019)**

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