

# HONITON GATEWAY

TO LET / POSSIBLE SALE

**NEW INDUSTRIAL UNITS**

**\* Subject to Planning \***

**Devonshire Road, Heathpark  
EX14 1SB**



Adjoining A30

## 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 **Axcess Electric Bikes**.



**WILLIAMS ■ GUNTER ■ HARDWICK**

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 [www.wghproperty.co.uk](http://www.wghproperty.co.uk)

# 0117 922 1222



Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.  
More information can be found at [www.pai.uk.com](http://www.pai.uk.com)

## 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
<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.

## RENTS & PRICES

On application.

## LEGAL COSTS

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

## VAT

VAT is chargeable on rent.

## FURTHER INFORMATION / VIEWING

Strictly by prior appointment through:

**Stuart Williams** ([stuart@wghproperty.co.uk](mailto:stuart@wghproperty.co.uk)) or  
**Bridget Hardwick** ([bridget@wghproperty.co.uk](mailto:bridget@wghproperty.co.uk)) at this office  
or our joint agent Andrew Hosking of Stratton Creber Commercial Tel: 01392 202 203.

## SUBJECT TO CONTRACT

**FEBRUARY 2019**





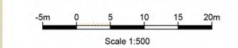
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TENDER	<input type="checkbox"/>
CONSTRUCTION ISSUE	<input type="checkbox"/>
AS BUILT	<input type="checkbox"/>

- 1 drawing and content copyright © of bplarchitectures
- 2 all dimensions to be checked on site prior to construction work commencing and any discrepancies reported to CA
- 3 do not scale off drawing

rev: date: description:  
 A .../.../...



SITE AREA 14265sq.m. (3.52 acres)  
 BUILDING AREA 5538sq.m. (59612sq.ft.)  
 ROAD + FOOTPATH AREA 1577sq.m.  
 43% NET SITE COVERAGE



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client:  
 HOPKINS

project:  
 LAND AT HEATHPARK,  
 HONITON

drawing title:  
 SITE BLOCK PLAN INDICATING THE  
 PROPOSALS

scale: date:  
 1:500 @ A2 2018.09.27

drawn by: checked by:  
 DB RAD

drawing number: revision:  
 P381 - 02 .





