

# PEPPER

Commercial

## FOR SALE / TO LET

### PROPOSED EMPLOYMENT UNITS

#### UNITS 1 – 10 PHASE I

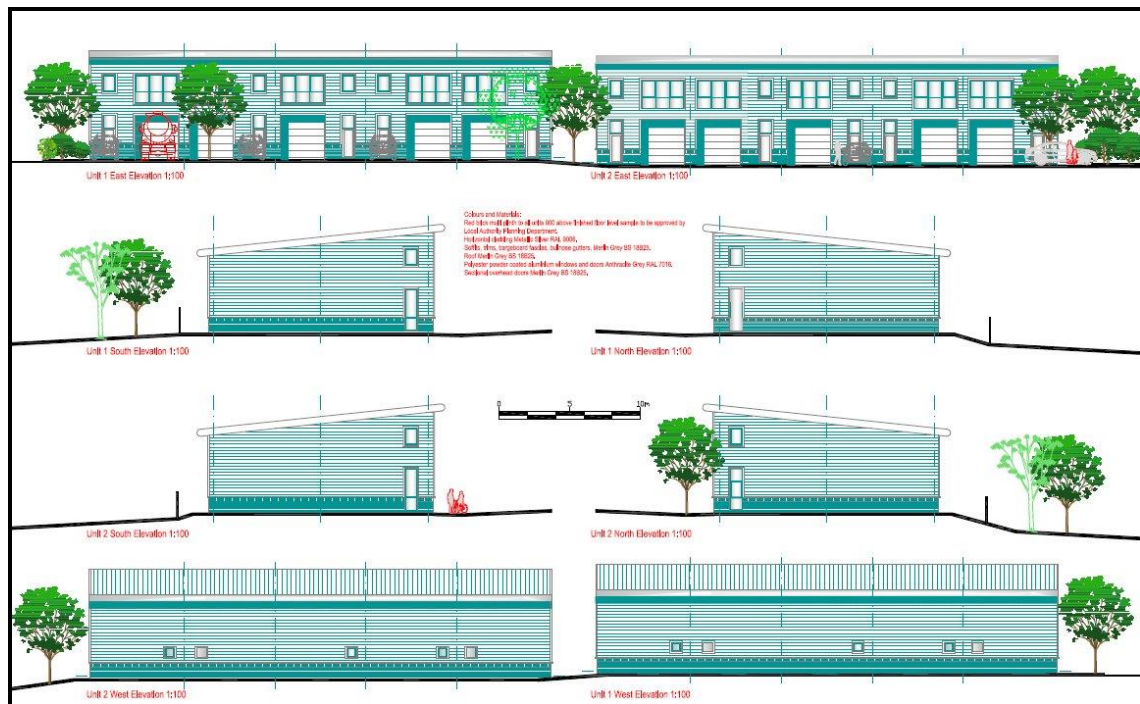
#### SEBALE BUSINESS PARK

#### HONITON ROAD

#### CULLOMPTON

#### DEVON

#### EX15 1QM



AVAILABLE LATE 2020

Ref 107

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)

### SITUATION AND DESCRIPTION

The site is located immediately to the East of junction 28 of the M5 Motorway with frontage to A373 Honiton Road. Cullompton town centre is approximately 0.5 miles to the West on the opposite side of the M5.

Sebale Business Park, is currently in the planning stage (January 2020) and comprises a site of 5.29 Hectares (13.05 acres). The development of new small starter units is proposed on site 10 an area of 0.3532 hectares (0.87 acres) The entire site is currently agricultural pasture, with frontage to the A373. Access is planned to be gained via a new estate road to be constructed by the developer directly onto the site from the Honiton Road. A linking estate road will be constructed to provide HGV access to all plots on the new business park.

### ACCOMMODATION

Brief details of the proposed approximate unit sizes (purchasers should check prior to commitment) are as follows:

Designation	Area (Sq.m.)	Area (Sq.ft.)	Price	Rental p.a.	Status
Unit 1	95.28	1,025	£153,750	£7,945	Available
Unit 2	95.28	1,025	£153,750	£7,945	Available
Unit 3	95.28	1,025	£153,750	£7,945	Available
Unit 4	95.28	1,025	£153,750	£7,945	Available
Unit 5	95.28	1,025	£153,750	£7,945	Available
Unit 6	95.28	1,025	£153,750	£7,945	Available
Unit 7	95.28	1,025	£153,750	£7,945	Available
Unit 8	95.28	1,025	£153,750	£7,945	Available
Unit 9	95.28	1,025	£153,750	£7,945	Available
Unit 10	95.28	1,025	£153,750	£7,945	Available
Total	952.80	10,250			

### PLANNING

The Mid Devon District Council local plan review 2013 – 2033 identifies the site under policy CU17 as an area allocated for employment development.

A planning application will be submitted in late February of 2020 by the developer for the estate road layout as identified with the support of Devon County Highways. [www.middevon.gov.uk/residents/planning-policy/local-plan-review/](http://www.middevon.gov.uk/residents/planning-policy/local-plan-review/)

The planning application will also include Phase I & II of the development.

B1, 2 & 8 as per The Town & Country Planning (Use Classes Order) 1987, as amended are considered acceptable

### DESCRIPTION

The development will comprise 2 terraces of 5 similar units, constructed to a standard industrial specification. The elevations will be part brick and clad with each unit having a full-size loading door and separate pedestrian access. The roof will be mono pitch with inset translucent sheets.

Internally the units will have solid concrete floors and a single DDA / WC cubicle. Separate services will be provided to each unit which will have allocated parking.

### LEASE TERMS

The units will be available on new 6-year terms with a mid-term open market rent review on the 3<sup>rd</sup> anniversary

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### SURROUNDING LAND

The land immediately to the North and East of the subject site, coloured yellow on the attached plan is identified with the plan review as policy CU7 – CU12 and is proposed for mixed use development including residential

### LEGAL COSTS

Each party are to bear their own legal costs.

### FURTHER INFORMATION

More information regarding the current situation with planning and design is available through the agents.

### VAT

All Prices quoted are plus VAT

### BUSINESS RATES

A rateable assessment of the development will be made in due course.

### VIEWING



Email : [ap@peppercommercial.co.uk](mailto:ap@peppercommercial.co.uk)

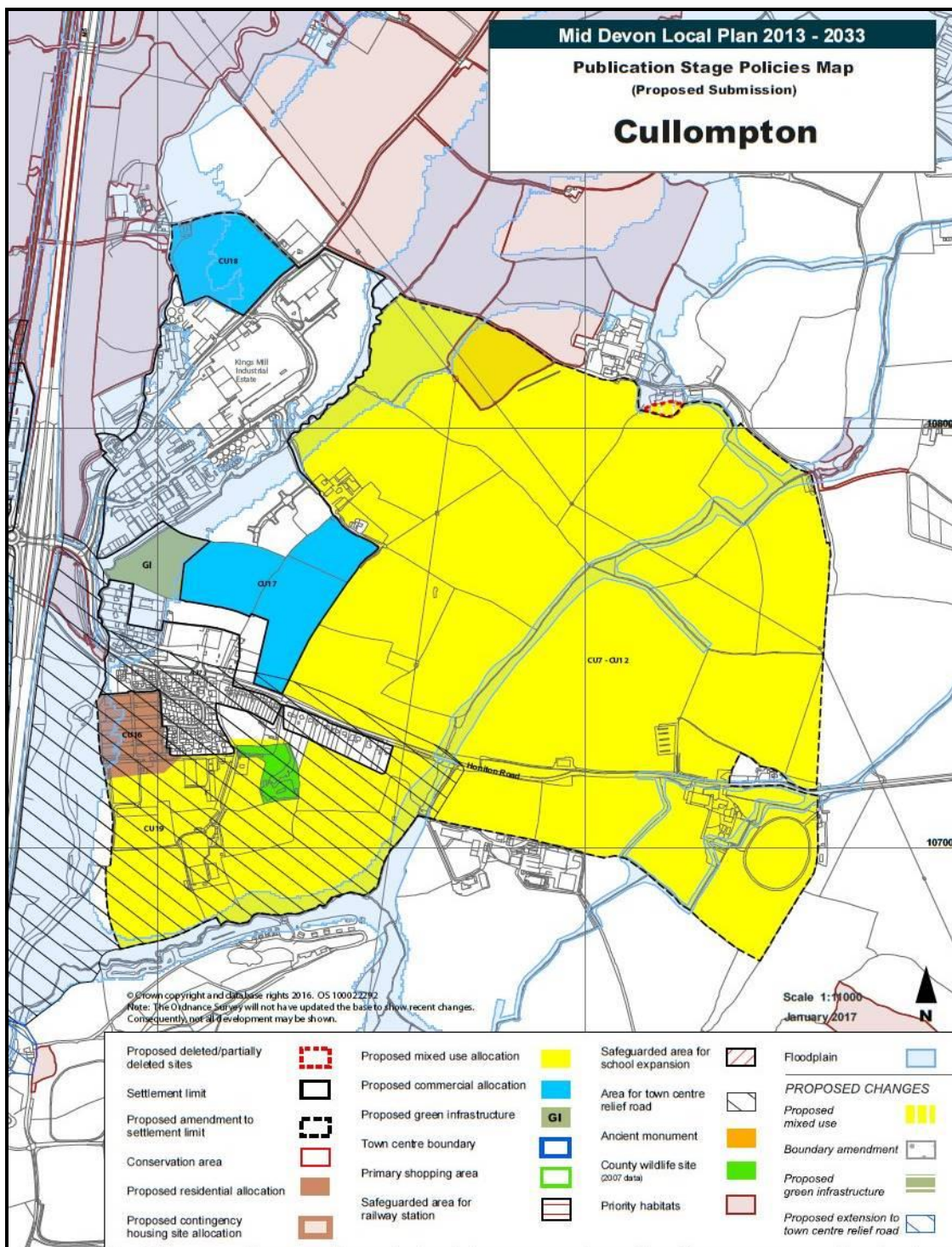
07808 473248

Adam Parsons



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