

Four new industrial/warehouse units available at the new Mid Devon Business Park, Willand

Anyone who has driven along the M5 between Exeter and Taunton in recent weeks may have spotted the sight of a steel frame being erected near Willand.

At a time when few new industrial units are being built, London & Devonshire Trust are well underway with the second phase of speculative development at Mid Devon Business Park. Of the four industrial units at Highmount Court, due for completion in June, two units are already under offer, and the remaining units are available to buy through joint agents Stratton Creber Commercial and Harcourt Kerr.

The Mid Devon Business Park is a new business park development by London & Devonshire Trust recently established on the edge of the town of Willand. Access to the M5 motorway is around 2 miles away at Junction 27, where the A361 North Devon Link Road also begins, and Junction 28 of the M5 (Cullompton) is around 3 miles to the south, from where Junction 29 (Exeter) is 10 miles to the south.

Highmount Court is a development comprising four warehouse/industrial units of around 3,430 square feet each in a single terrace, capable of amalgamation, and with excellent levels of parking and off-road loading/unloading. The units will be offered in shell condition, allowing them to be fitted out to the occupiers' own specification. Features are to include clear internal height of circa 6m allowing the later installation of mezzanines, full-height insulated loading doors, and floor loading of 25kN/sq m). Each unit will have seven allocated parking spaces to the front, plus its own loading/unloading area.

The development follows on from the success of the first phase Ethmar Court development of fifteen buildings, all but one of which have been let or sold since their construction in late 2008. A pre-sale of two of the units now under construction has been agreed with one of the

existing tenants at Ethmar Court, and Andrew Hosking of Stratton Creber Commercial comments: "When setting out the specification for this next phase of the development, one of the objectives was to offer larger units so that existing occupiers at Ethmar Court might be able to grow into them. We are therefore delighted that one of our existing occupiers has decided to grow his business in this way.

"We have been very successful in finding occupiers for the first phase of the development and interest generated has demonstrated to us and our client that there is a very limited supply of new freehold stock at present, particularly within the Mid Devon and Exeter area."

The units are available on either a freehold or leasehold basis. Leasehold terms are available on request but freehold terms start at £345,000 for a unit of 3,430 sq ft. For further details please contact Andrew Hosking on 01392 202203 / andrew@sccexeter.co.uk or Philip Kerr at Harcourt Kerr on 01823 444097 / pkerr@harcourt-kerr.com.

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