



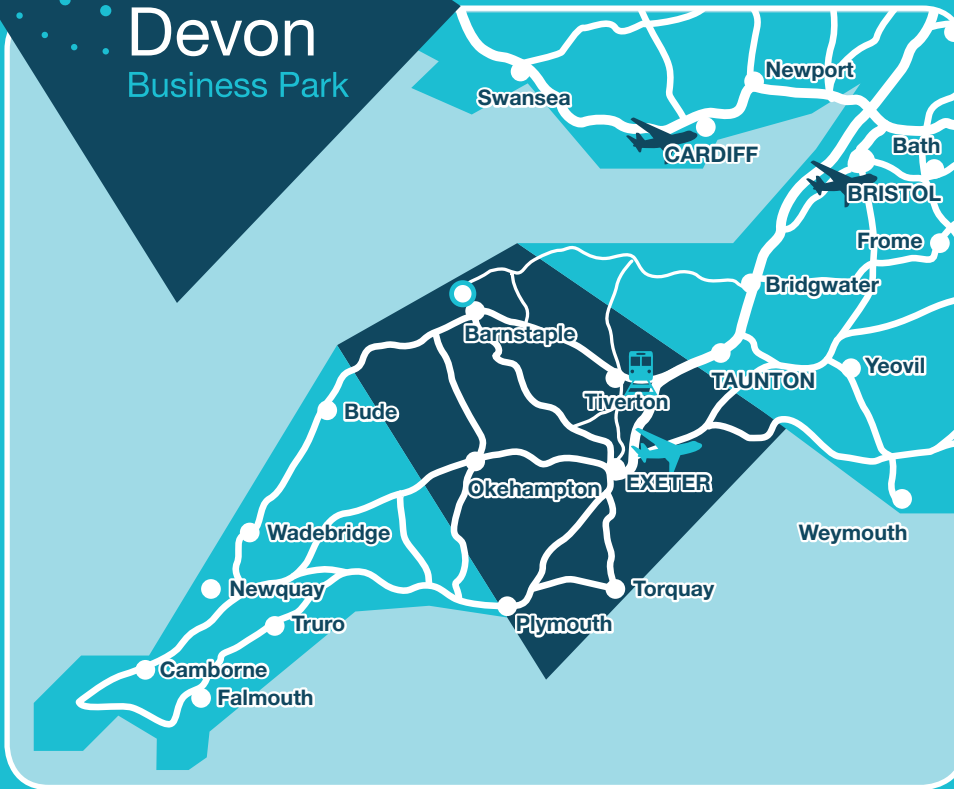
North  
Devon  
Business Park



*industrial. manufacturing. offices. warehousing. distribution*

# North Devon

Business Park



## connectivity

North Devon Business Park offers a unique opportunity for business occupiers within the manufacturing, logistics and office sectors. The business park is located between Barnstaple (2 miles) and Braunton (1 mile) on the A361. Access to the M5 motorway is via the North Devon Link Road which connects to Junction 27.

Location	Minutes
Braunton	5
Barnstaple (town centre)	10
Barnstaple	10
Bideford	15
Tiverton	30
Tiverton Parkway	35
Exeter International Airport	55
Exeter	65
Bristol	90



## for more info

For all enquiries please contact

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“North Devon provides a diverse and resilient economy that can adapt to challenges and maximise opportunities underpinned by an appropriately skilled workforce and effective infrastructure.”

Ellen Vernon,  
Economic Development Manager  
North Devon Council



## specification

The new build units will be finished to a shell standard with a high quality design typically including the following features:

- Modern, detached industrial style units of steel portal frame construction.
- Insulated, coated steel cladding to the walls and roof with approximate 10% natural roof lighting.
- Internal eaves height of between 6m – 8m.
- Electric roller shutter doors (up to 6m wide) and personnel doors to the front elevations.
- Concrete floor slab with 30kN per sq m floor loading.
- Extensive reinforced concrete yard and loading areas with allocated car parking to each unit.
- Mains gas, water and foul drainage and three-phase electricity is supplied.

“We are committed to delivering a high quality mixed-used scheme at North Devon Business Park, maintaining our proven track record.”

Gareth Williams,  
St Francis Group



## zones

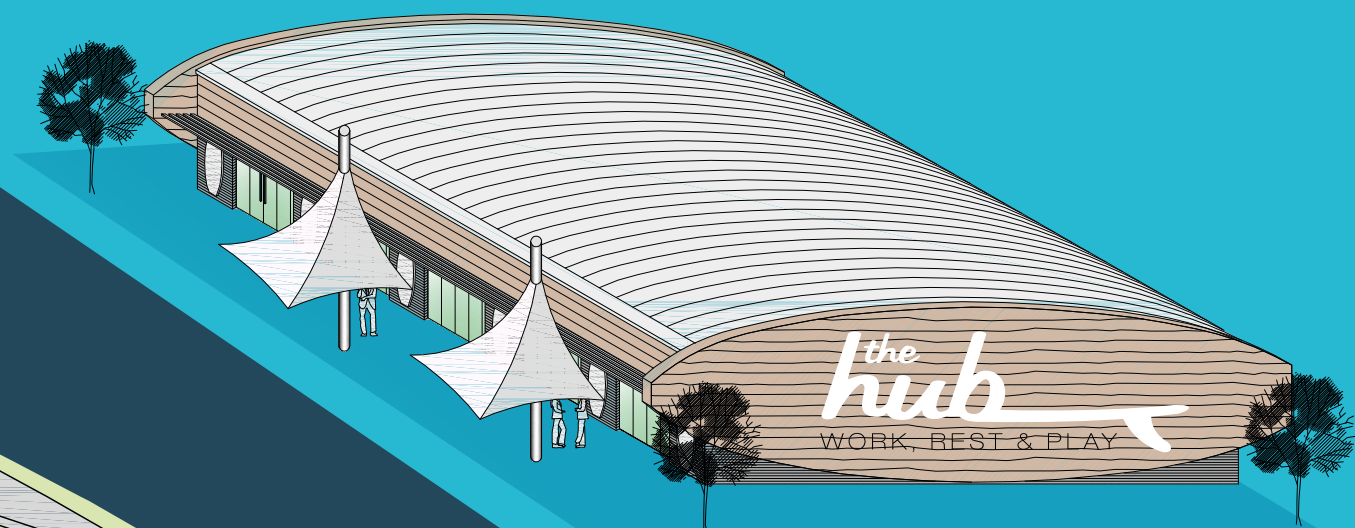
North Devon Business Park offers quick delivery of new buildings with 'oven-ready' plots available.

The business park accommodates a wide range of mixed uses. Multiple industries are based in the following areas of the business park - **distribution zones**, **business zones**, **enterprise zones** and the hub.



# the hub

WORK | REST | PLAY



THE HUB c. 4,305 sq ft  
Including outlet store and coffee shop

“Our North Devon location offers employees quality of life, educational opportunities and work life balance which results in an above average retention of our highly skilled employee base.”

Karen Spurling  
Perrigo UK



## work



## rest



## play



## introduction

North Devon Business Park offers a unique opportunity for business occupiers within the manufacturing, logistics, leisure and office sectors.

North Devon Business Park extends 8.22 hectares (20.30 acres) and is set within a pleasant environment close to the Royal Marines base at Chivenor.

The developer, St Francis Group, is passionate about creating a high quality business environment, which meets modern business requirements.

The development includes a new Park & Ride, which will provide access into Barnstaple town centre.

Forward-thinking businesses are invited to join nearby occupiers such as **Perrigo UK**, **Travis Perkins** and **Hobart Manufacturing** who have already committed to the locality.

## opportunity

The site already benefits from planning consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under Classes B1, B2 and B8 of the Use Classes Order 1987.

In addition, there is provision for a 400 sq m multi-purpose hub building comprising retail and leisure uses.

The business park comprises three main opportunities:

- **Freehold or Leasehold design and build packages** to suit specific occupier requirements for a range of building sizes from 465sqm (5,000sq ft) to 7,432sqm (80,000sq ft)
- **Serviced plots** for self-build or speculative development
- **Floor space** within the Hub building.

## St Francis Group

St Francis Group is an established family business whose Directors have a proven track record of delivering all aspects of site management and development.

With properties and projects throughout the UK it is a well-financed business able to fund projects through its own resources.

St Francis Group offers the development expertise required to deliver bespoke buildings that are designed to meet the exact needs of occupiers. Whatever your requirements, our design team will work with you every step of the way.

