



**FOR SALE**

**J28 M5**

**CULLOMPTON  
BUSINESS PARK**

**Circa 8 Acres (net)**

New industrial/distribution development totalling 140,000 sq ft

**Prime opportunity . Consented . Deliverable**



# J28 M5

## CULLOMPTON BUSINESS PARK

### THE OPPORTUNITY

Cullompton Business Park is a rare opportunity to acquire prime development land situated at Jn 28 of the M5 motorway in the South West Market.

- Established location
- Circa 8 acres developable
- Detailed planning consent B1, B2, B8 uses
- Site infrastruced completed
- Ready for construction

### SPECIFICATION

General overview

- Clear working height of up to 10.5m
- Level access loading doors
- Bespoke floor loading to the occupiers requirement (standard loading: 65kN/sq m)
- Secure serviced yards and car parking areas
- High quality office accommodation

### LOCAL OCCUPIERS

The development adjoins the established Kingsmill Industrial Estate and the area includes occupiers such as:

- |                       |                        |
|-----------------------|------------------------|
| 1 McDonald's/Services | 5 Gregory Distribution |
| 2 Trucksmith          | 6 Devon Grain          |
| 3 ABN                 | 7 Bako Western         |
| 4 Regis Paper         | 8 Mole Valley Farmers  |



## ACCOMMODATION

Plot	Acreage	Building Size (up to)
Plot 1	2.7 acres	50,000 sq ft (4,645 sq m)
Plot 2	1.5 acres	25,000 sq ft (2,323 sq m)
Plot 3	1.9 acres	35,000 sq ft (3,252 sq m)
Plot 4	1.8 acres	30,000 sq ft (2,787 sq m)

Variations possible

## PLANNING

The scheme has an unrestricted 24/7/365 planning consent for B1, B2 and B8 industrial and distribution uses on a serviced site.

## DEMOGRAPHICS within 1 hour drive

Population: 1,471,655

### Workforce



**21%\*** 18%

skilled manual workers

### Labour Supply



**5%\*** 7%

unemployment

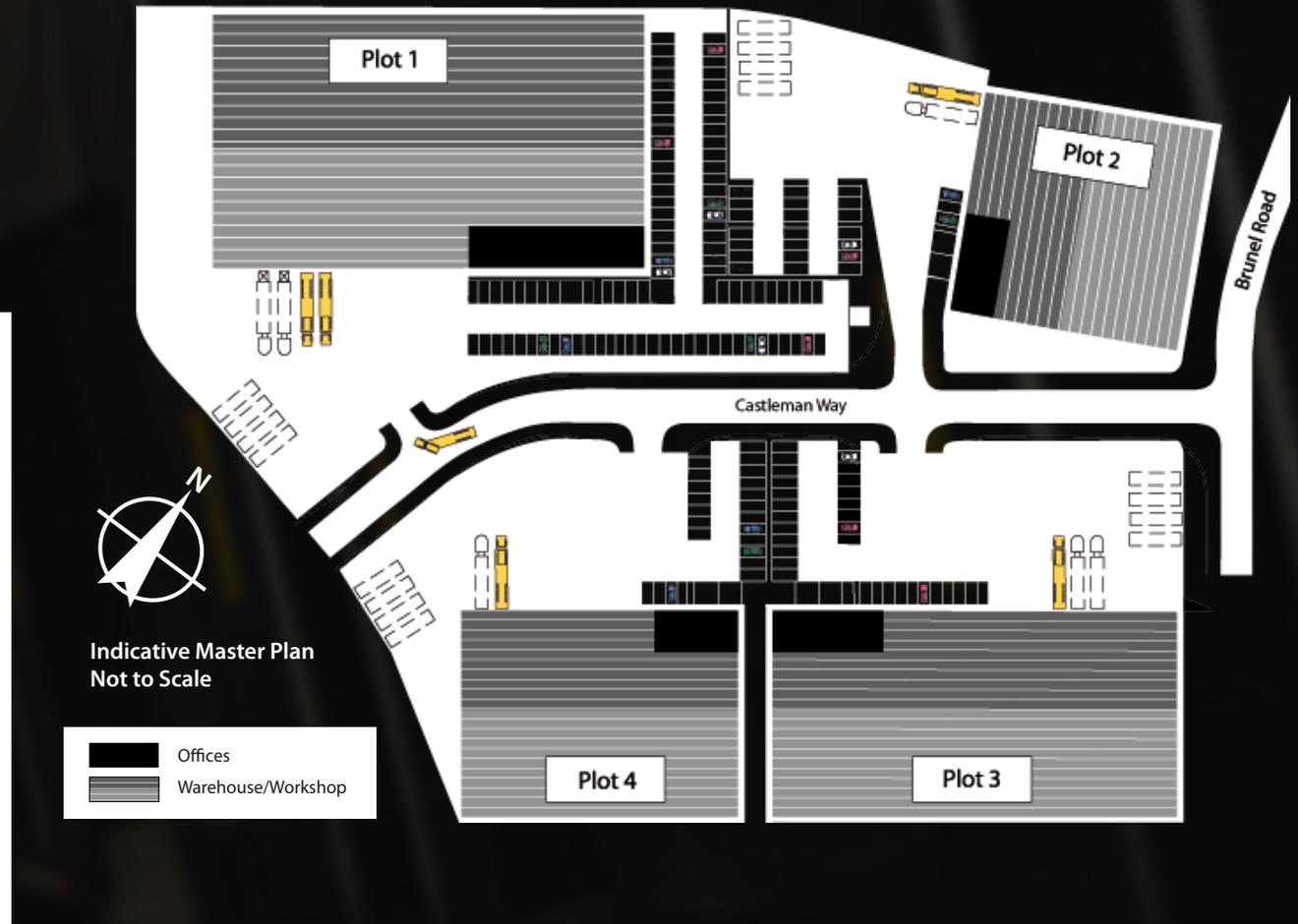
### Labour Costs



**24.5%\***

saving to UK average

<sup>1</sup> Labour costs - Mid Devon: Hourly comparison \*UK average Source: CACI/ONS



**Prime opportunity . Consented . Deliverable**



## DRIVE TIMES

Location	Time	Distance (miles)	Connections	Time	Distance (miles)
J28 M5	1 min	0.5	Tiverton Parkway	11 mins	6
Cullompton Centre	3 mins	1.5	Exeter Airport	17 mins	13
Exeter J30 M5	15 mins	12	Bristol Airport	1 hr 3 mins	53
Tiverton	19 mins	11	M5/M4 Intersection	1 hr 4 mins	57
Honiton	22 mins	11	Plymouth Port	1 hr 10 mins	66
Taunton J25 M5	26 mins	22			

Source: AA

## OUTSTANDING LOCATION

Cullompton Business Park is located 0.5 miles from Junction 28 of the M5 Motorway providing excellent communications to the south west region and beyond.

The development is situated adjoining the established Kingsmill Industrial Estate which comprises a number of national and local industrial and distribution businesses.

## FURTHER INFORMATION

A website has been created which holds extensive information on the subject site, which will help interested parties assess the site and enable them to make an informed offer. Access to the website is password protected. All requests are to be made to the selling agent.

DISCLAIMER: Gladman and JLL on their own behalf and on behalf of proposing vendors or lessors give notice that: (i) these particulars are set for the general guidance of intended purchasers, lessees and/or any other person and do not constitute, nor constitute part of, an offer or contract nor are they guaranteed; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith but are approximate and are given without liability and any intended purchasers, lessees and/or any other person should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy; (iii) all interior and exterior unit photographs may be of other Gladman developments and are for illustrative purposes only; (iv) no partner and no person employed by JLL and Alder King has any authority to make any representation or give any warranty in relation to this property; (v) any prices or rents quoted in these particulars are exclusive of VAT; and (vi) nothing herein is intended to exclude or limit any liability that cannot be excluded or limited by any applicable law. Replacement section iv for generic brochures only (iv) no partner and no person employed by Gladman agent/s has any authority to make any representation or give any warranty in relation to this property; May 2014.

## CONTACT:

[www.gladman.co.uk/industrialdataroom](http://www.gladman.co.uk/industrialdataroom)

**Tim Western**  
 tim.western@eu.jll.com  
 0139 242 9305  
 07711 851459

