

LAST REMAINING UNIT
REFURBISHMENT COMPLETED

POWER PARK 38

NEWTON ABBOT DEVON

TO LET OR FOR SALE

DISTRIBUTION / MANUFACTURING FACILITY OF 19,403 SQ M (208,851 SQ FT)

MAX 2.85 MVA POWER SUPPLY AVAILABLE

POWER PARK 38

NEWTON ABBOT DEVON



DRIVE TIMES

A38 Devon Expressway	1km
Junction 31 M5 Exeter	16km
Junction 27 M5 Tiverton	47km
Junction 18 M5 Avonmouth	84km
A38 Marsh Mills, Plymouth	29km

LOCATION

PowerPark 38 is situated on Heathfield Industrial Estate, which is located adjacent to the A38 Devon Expressway. Access off the A38 is via the well-known Drumbridges roundabout, which has been recently upgraded.

OPPORTUNITY

PowerPark 38 is the former British Ceramic Tile factory extending to over 400,000 sq ft on 17 acres. The site has undergone a comprehensive refurbishment to create a multi-unit building suiting and consented for distribution, warehousing, logistics and manufacturing uses. The property is sub-divided into three or four individual units with their own plant and M&E, with Units B and C already sold.

The remaining space (Unit A) provides unique, large format space for the area and can be further subdivided into two units. The space benefits from:

- Substantial utility supplies including a power supply of 2.85 mVa.
- High quality offices and meeting rooms mostly over two floors, already fitted out.
- Welfare facilities, staff canteen and changing rooms.
- Accessibility for articulated delivery vehicles with floor level and dock level access doors.
- Dedicated car parking areas.
- Substantial floor loading and internal eaves height ranging from 6.25m to 9.70m.
- Former Factory Shop retained offering complementary or separate retail space.

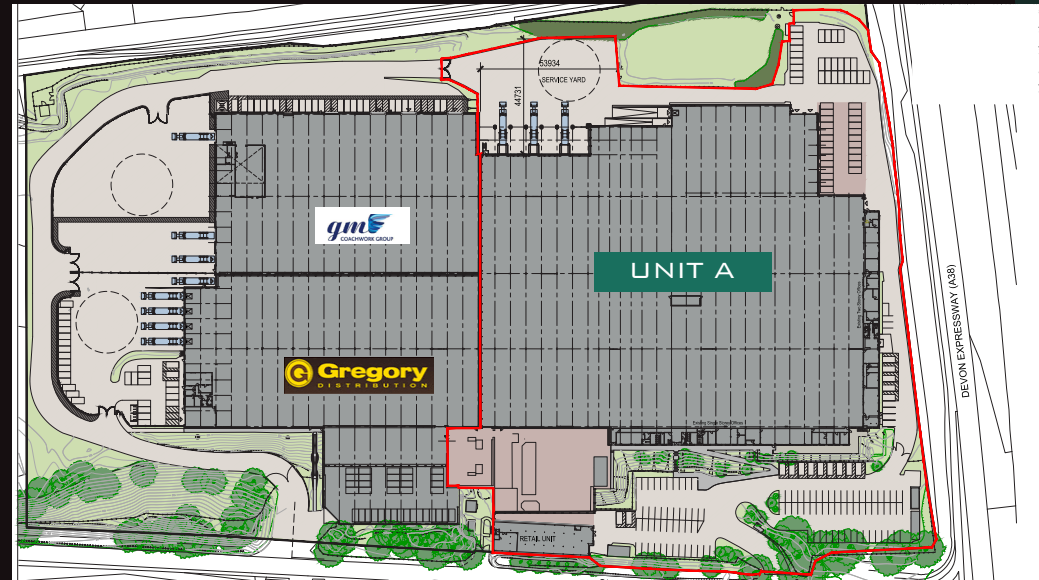


"We have invested in PowerPark 38 as it provides high quality, distribution and logistics space in a very accessible location. We have been impressed with the vision, ambition and attention to detail of the developers"

John Gregory – Chief Executive, Gregory Distribution Ltd.

"We are delighted to have worked so closely and successfully with the PowerPark 38 JV partners. This fantastic new unit will play a key part in the future of our growing business"

David Vooght, GM Coachwork.



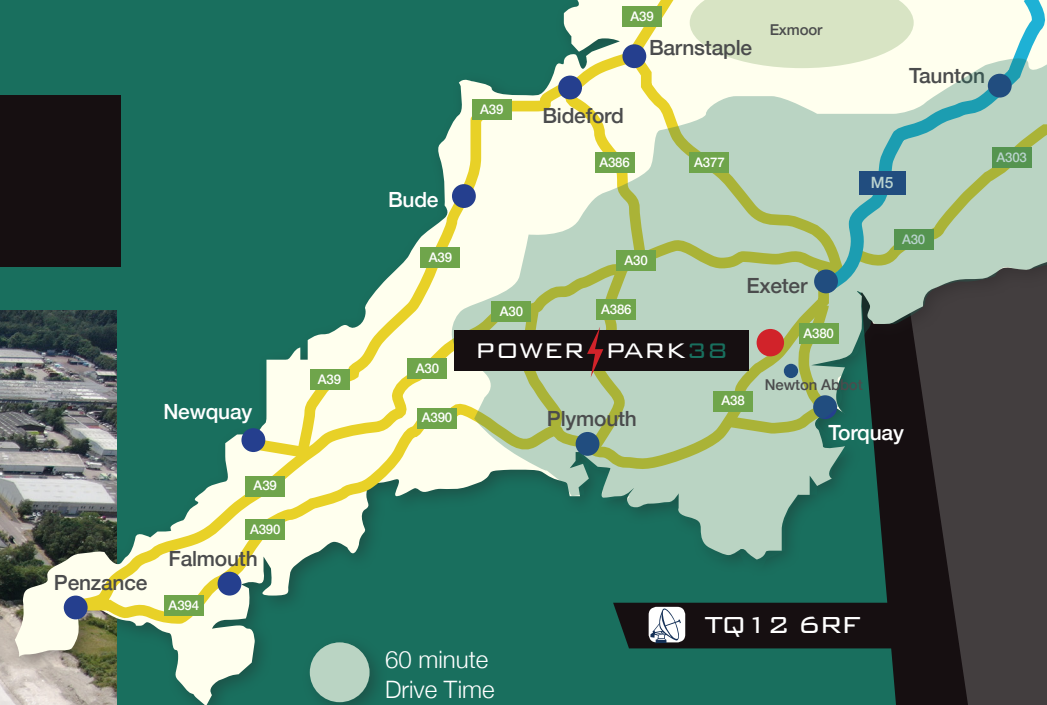
POWER PARK 38




Unit	Area (sq m)	Area (sq ft)	Status
A (industrial)	16,971	182,675	Available
A (single storey offices)	561	6,038	
A (two storey offices)	976	10,505	
A (covered loading bay)	465	5,005	
A (factory shop)	430	4,628	
A	19,403	208,851	
B	7,011	75,471	Sold to Gregory Distribution
C	6,306	67,881	Sold to GM Coachwork

POWER PARK 38

NEWTON ABBOT DEVON



 TQ 12 6RF

TERMS

The remaining unit is available on either an occupational leasehold or long leasehold (999 years) basis.



01392 423 696
jll.co.uk/property

FURTHER INFORMATION / VIEWING

Please contact the sole marketing agents for quoting rents and prices:

Tim Western tim.western@eu.jll.com

A DEVELOPMENT BY



MULBERRY
DEVELOPMENTS



OXENWOOD
REAL ESTATE

Disclaimer: JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2021.