



# J28 **M5**

## CULLOMPTON BUSINESS PARK

New industrial/distribution development totalling 140,000 sq ft

**Consented . Funded . Deliverable**

# J28 M5 CULLOMPTON BUSINESS PARK



## THE OPPORTUNITY

Cullompton Business Park is a prime opportunity for warehouse and industrial occupiers looking for well connected high quality space along the southern section of the M5 corridor.

The scheme has full and unrestricted planning consent for the construction of up to four units for B1, B2 and B8 industrial and distribution uses.

The development's infrastructure has been completed, **serviced** plots and **pre let / pre sale** terms are available.

## THE DEVELOPER

Established over 25 years ago, Gladman is one of the Country's leading Commercial Developers of Industrial/Distribution premises.

Gladman's product range has been continually developed in consultation with occupiers to provide what they now believe to be the best balance between design, occupancy costs and flexibility. Gladman are experts in working with occupiers to ensure all requirements are satisfied.

An innovative and skilled in-house team allows them to focus on rapid delivery of projects with an impressive track record gained from over 10 million sq ft of development.

## 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  |



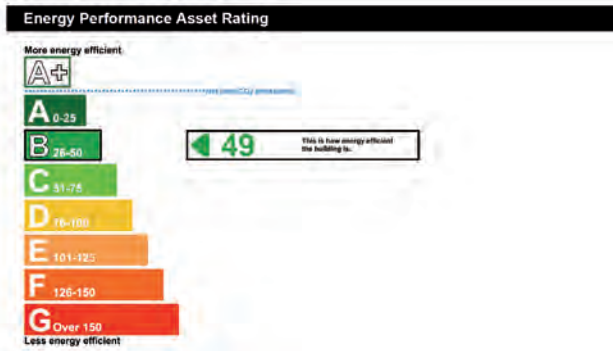
## ACCOMMODATION

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)

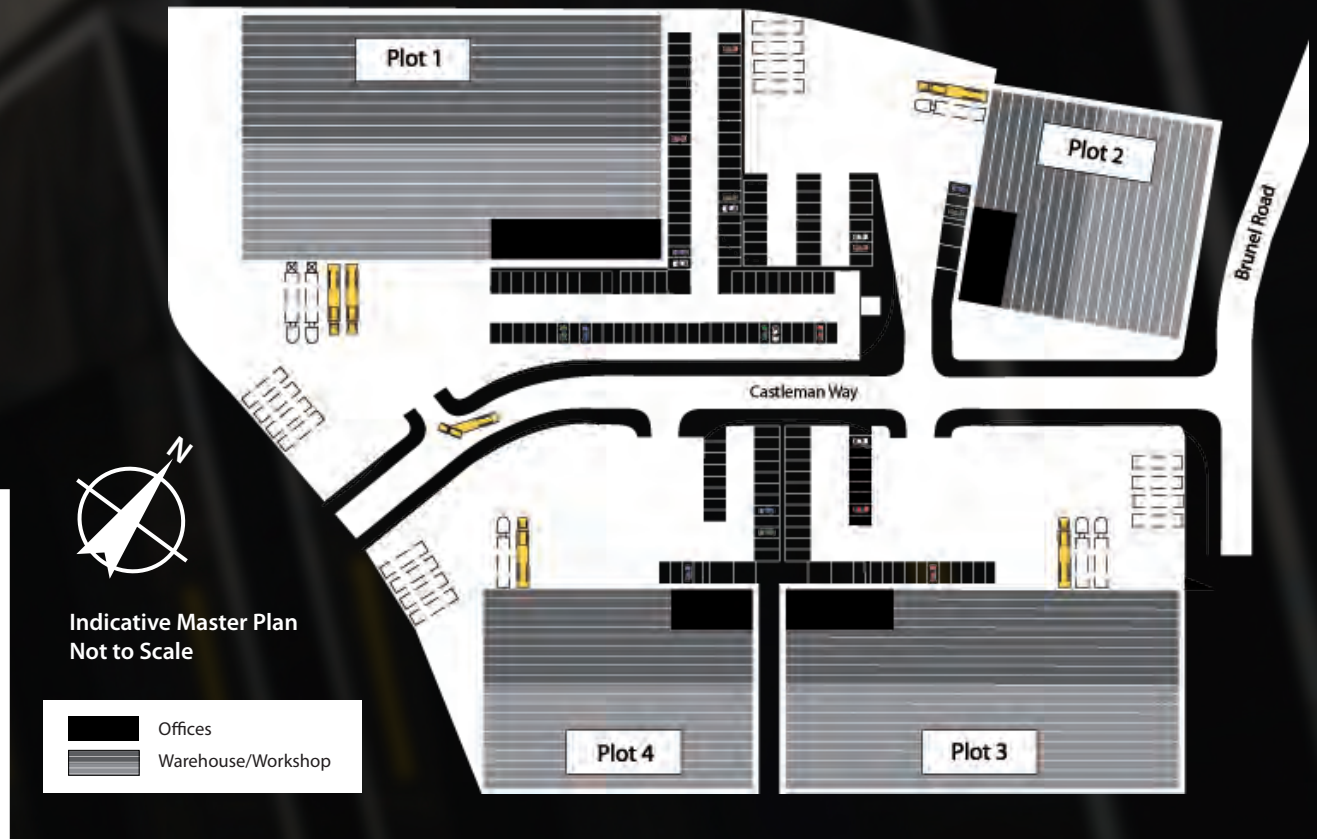
Variations possible

## PLANNING

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



Gladman's approach is to achieve the best possible EPC rating working to the occupiers requirements. A minimum of a 'B' and potentially an 'A' rating should be expected.



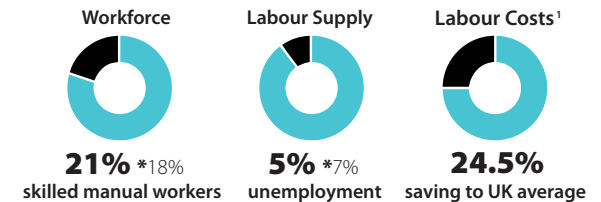
## SPECIFICATION

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
- Typically BREEAM "Very Good" rated

## DEMOGRAPHICS within 1 hour drive

Population: 1,471,655



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

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## 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

For further information or to request a development proposal please contact the Joint Agents or Gladman.

[www.gladman.co.uk/industrial-Cullompton](http://www.gladman.co.uk/industrial-Cullompton)

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