

PEPPER

Commercial

FOR SALE / TO LET

PROPOSED EMPLOYMENT UNITS

UNITS A1 – G1 PHASE II

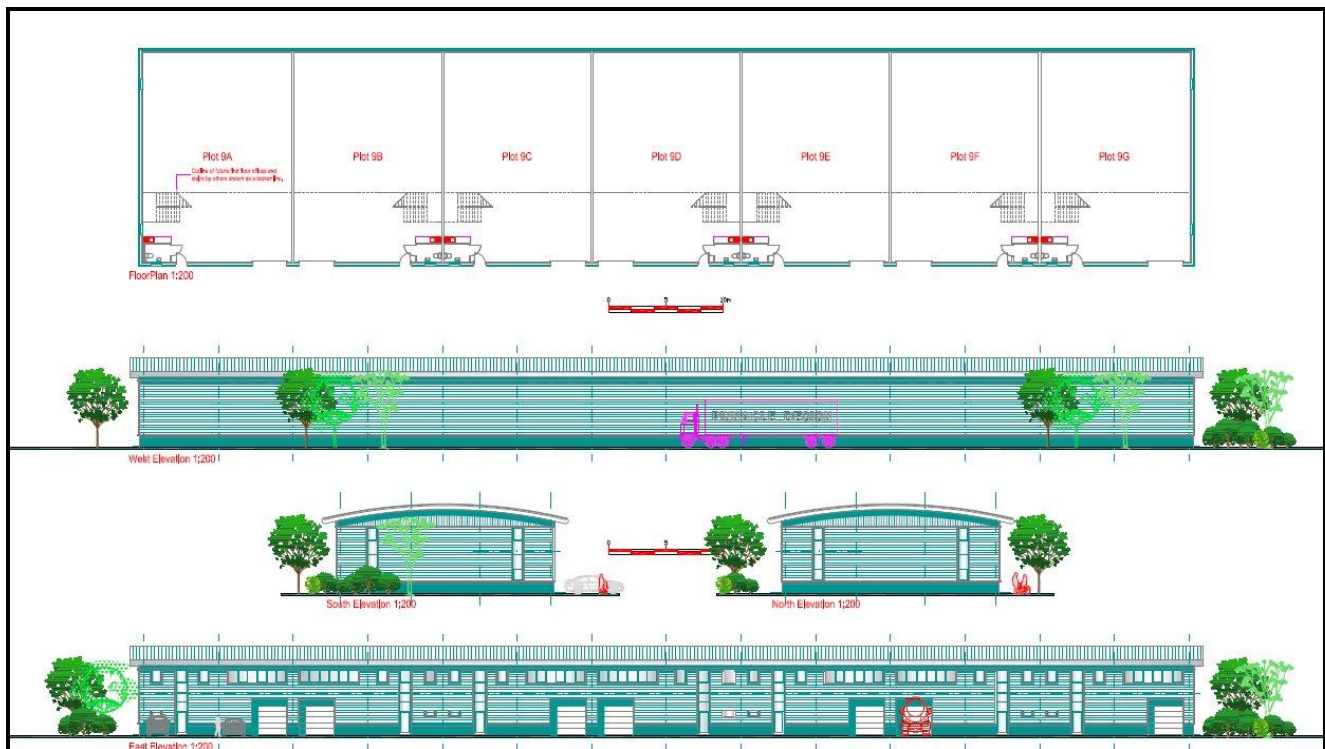
STONEFYORD BUSINESS PARK

HONITON ROAD

CULLOMPTON

DEVON

EX15 1WA



FROM 234 SQ.M. (2,519 SQ.FT.) UP TO 1,638 SQ.M. (17,585 SQ.FT.)
AVAILABLE 2026
PRELIMINARY DETAILS

Ref 113v2

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The site is located immediately to the East of junction 28 of the M5 Motorway with frontage to A373 Honiton Road. Cullompton town centre is approximately 0.5 miles to the West on the opposite side of the M5.

The Stoneyford Business Park comprises a site a site of some 5.06 Hectares (12.51 acres) of net development employment land. A development of trade counter / business units is proposed on site 9 an area of 0.4925 hectares (1.217 acres) along Ken Way close to the junction with the main Cullompton to Honiton Road. The entire site is in the processes of onward development with roads and services completed and some sites nearing completion for owner occupiers (May 2025). Access is via a new estate road constructed by the developer directly onto the site from the Honiton Road.

ACCOMMODATION

Brief details of the proposed approximate unit sizes (purchasers should check prior to commitment) are as follows:

Designation	Area (Sq.m.)	Area (Sq.ft.)	Price £185.00 p.s.f.	Rental p.a. £12.50 p.s.f.	Status
Unit A1	234	2,519	£466,000	£31,500	Available
Unit B1	234	2,519	£466,000	£31,500	Available
Unit C1	234	2,519	£466,000	£31,500	Available
Unit D1	234	2,519	£466,000	£31,500	Available
Unit E1	234	2,519	£466,000	£31,500	Available
Unit F1	234	2,519	£466,000	£31,500	Available
Unit G1	234	2,519	£466,000	£31,500	Available
Total	1,638	17,631			

PLANNING

The entire site was granted planning consent in November 2022 application number No 20/01409/MOUT via an outline hybrid application for the erection of industrial units within use Classes E(g), B2 and B8 on 8.74 hectares of land to include green infrastructure and Full permission for the erection of 4 industrial units (Plots 5, 9 and 10) (4327sqm) Classes E(g), B2 and B8 and creation of new vehicular access, parking, detention basin and landscaping.

A copy of the planning consent is available via [Public Access - Search and comment on planning applications - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/planning)

DESCRIPTION

The proposed development will comprise a terrace of 7 similar units that can be configured in any combination. Constructed to a standard industrial specification, the elevations will be part brick and clad with each unit having a full-size loading door and separate pedestrian access. The roof will be curved with inset translucent sheets.

Internally the units will have solid concrete floors and a single DDA / WC cubicle. Separate services will be provided to each unit which will have allocated parking.

LEASE TERMS

The units will be available to lease on new 10-year terms with a mid-term open market

Tel: 01392 874209 Web: www.peppercommercial.co.uk
Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

PEPPER

Commercial

TIMESCALE

The proposed development is scheduled to start late 2025 with occupation some 9 – 12 months later.

LEGAL COSTS

Each party are to bear their own legal costs.

FURTHER INFORMATION

More information regarding the current situation with planning and design is available through the agents.

VAT

All Prices quoted are plus VAT

BUSINESS RATES

A rateable assessment of the development will be made in due course.

VIEWING



Email : ap@peppercommercial.co.uk

07808 473248

Adam Parsons

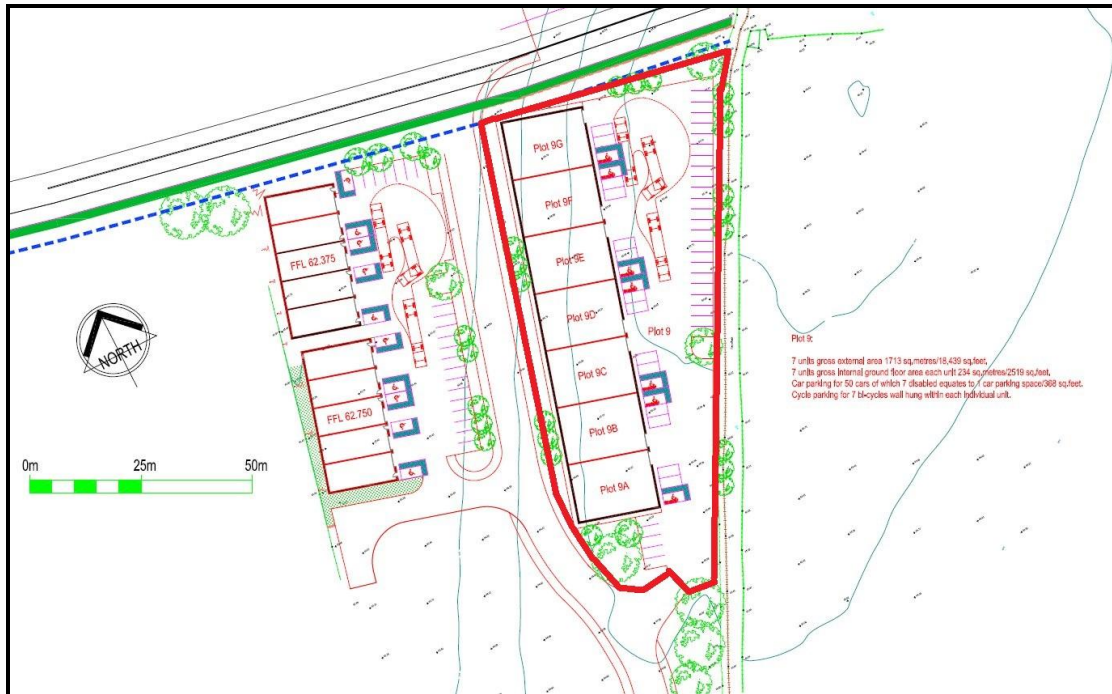


Tel: 01392 874209 Web: www.peppercommercial.co.uk
Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



PROPOSED SITE LAYOUT



PROPOSED UNIT LAYOUT

Tel: 01392 874209 Web: www.peppercommercial.co.uk
Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.