

TO LET

Telegraph Hill

Exeter, EX6 7XW

Consented Development Land - 4.286 acres/1.73 ha



For detailed land
P0372 Rev B by.

Location

The land is located alongside the south bound carriageway of Telegraph Hill, the A380 in a prominent position. The site is located to the South of Exeter on the Newton Abbot Road. It also benefits from easy road access to Plymouth via the A38.

M5



5 miles north

A38



2 miles north

Exeter



5 miles



Promap
LANDMARK INFORMATION GROUP

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100022432

Accommodation

Description

The subject site comprises commercial development land which benefits from reserved matters approval for warehouse and distribution centre buildings with ancillary offices, car and lorry parking. Ref: 19/02225/MAJ.

A previous consent was granted for automotive engineering premises (B2), B1b, B8 and drive thru units (A5), Ref: 16/01423/MAJ.

Interest from alternate employment uses will be considered on a pre-let basis.

Works are currently underway to create access to the site in line with the planning permission.

Accommodation

Under application 19/0225/MAJ the total consented gross internal area is 27,771 sq ft (2,580 sq m).

Application 16/01423/MAJ allowed for a total floor area of 30,807 sq ft (2,862 sq ft). The consent allows for 2 no. Drive Thru's with a total area of 3,600 sq ft (334.45 sq m) with the retail area limited to 3,014 sq ft (280 sq m). The remaining 27,207 sq ft (2,527.60 sq m) was industrial/ warehouse space.

Services

All services with the exception of gas are in the immediate vicinity with a transformer located on site.

A new water connection will have to be provided across the A380 bridge to connect to the existing SWW main (approx. 100m).

Foul sewerage is to be a private treatment plant to be installed by the developer.

We are advised that there is a fibre line within the main A380.

All prospective purchasers to make their own enquiries with the relevant authorities.

Planning | Rates | EPC | Terms

Planning

Any occupier should make their own enquiries to the Planning Department of Teignbridge District Council as to the suitability of any proposed use. Tel: 01626 361101 [Planning - Teignbridge District Council](#)

Business Rates

Interested parties should make their own enquiries to Teignbridge District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC is not applicable.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a pre-let basis on a new full repairing lease with terms to be negotiated.

Temporary uses for the site as open storage will be considered.

For the avoidance of doubt the property is not for sale.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: NS/92603

Date: June 2022

Subject to Contract



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