



# TO LET

Major Trade Counter  
Retailers Already  
Signed Up

## WELLPARKS BUSINESS PARK

CREDITON



EX17 3PJ

- Last Remaining 3,000 sq ft Trade Counter Unit
- Available for Employment Uses on a Newbuild Leasehold Basis

# WELLPARKS BUSINESS PARK

CREDITON EX17 3PJ

Wellparks Business Park offers attractive period barns for bespoke conversion to employment uses as well as development land suitable for a variety of uses.

The site is located in a prominent position on the A377 within walking distance of Crediton Train Station. To the rear of the site is the new Devonshire Homes Tarka development. The site also benefits from proximity to Lords Meadow Industrial Estate. Nearby occupiers include the new Tesco Superstore and Petrol Filling Station along with Mole Avon Country Stores. The entire site measures 2.6 acres.

## DEVELOPMENT LAND

The development land measures 1.45 acres (0.59 hectares) and is suitable for a variety of uses subject to planning. Interest is sought from occupiers on a turnkey design and build basis.

## BARNs

The development includes period barns which can be subdivided to provide units from 185.80 sq m (2,000 sq ft). They are offered



subject to conversion on a bespoke basis available individually or in combination. The specification of the units is subject to agreement with the occupier.

## PLANNING

The site is allocated for Employment Uses in the Local Plan, this covers B1, B2 and B8 uses under the Use Classes Order 1987.

## SERVICES

The site benefits from all mains services.



## FURTHER INFORMATION

To find out more about Wellparks Business Park, the quoting prices and rents, availability and to secure the unit(s) you require, please contact the joint marketing agents:



Tim Western  
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Kye Daniel  
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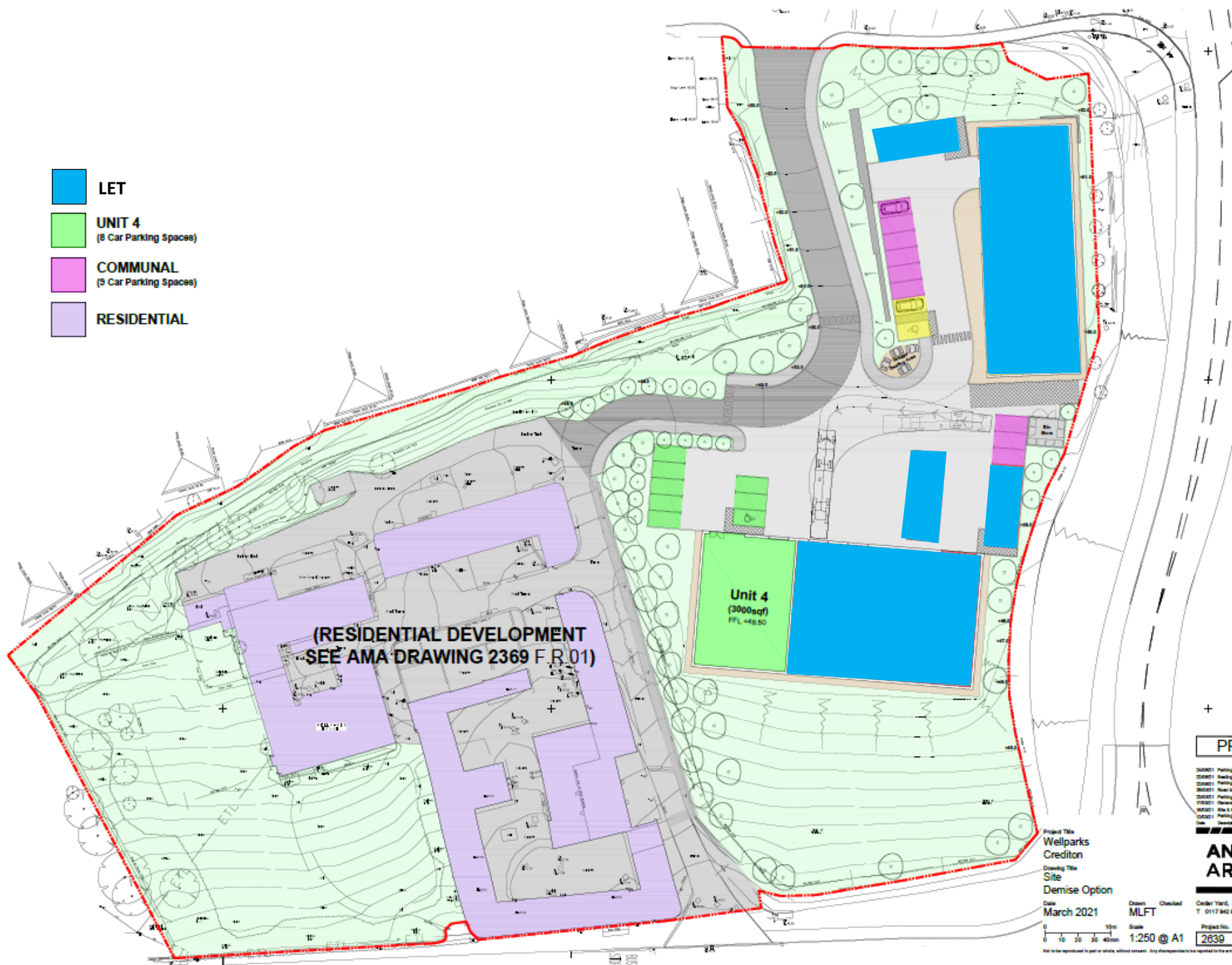
Noel Stevens  
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A Development by:



- LET
- UNIT 4  
(8 Car Parking Spaces)
- COMMUNAL  
(3 Car Parking Spaces)
- RESIDENTIAL



236901	Paving Allocation Forwarded	MLPT	-	H
236901	Paving Allocation Forwarded	MLPT	-	D
236901	Paving Allocation Forwarded	MLPT	-	P
236901	Roof & Pathway Updated	MLPT	-	R
236901	Paving Allocation Forwarded	MLPT	-	C
171001	Overall Update	MLPT	-	C
000001	Site & Paving Allocation Forwarded	MLPT	-	R
000001	Paving Allocation Forwarded	MLPT	-	A

**ANGUS MEEK  
ARCHITECTS**

Project Title  
**Wellparks  
Creddon**

Drawing Title  
**Site  
Demise Option**

Date  
**March 2021**

Drawn  
**MLFT**

Scale  
**1:250 @ A1**

Order Yard, 280A Gloucester Road, Bristol, BS7 8PD  
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Project No.  
**2639**

Drawing No.  
**F50**

Rev.  
**H**

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