



COMMERCIAL PLOTS

Phase II, Dolbeare Meadow Business Park, Ashburton, Devon, TQ13 7FL

- 2 Plots for commercial uses – Offices, Light Industrial, R&D, Medical, Creche etc. (Classes E (c-g)).
- Located equidistant between major centres of Exeter, Plymouth and Torbay
- High quality development

FOR SALE

All Enquiries
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MONK
&
PARTNERS

SITUATION/LOCATION:

Ashburton is a busy market town located on the southern edge of Dartmoor an area of outstanding natural beauty and adjacent to the A38 Devon Expressway.

The town is well placed geographically being approximately equidistant between major business centres of Exeter, Plymouth and Torbay. As an historic stannary town Ashburton provides a wide range of business facilities, supply of labour and other local amenities including shops, banks and schools.



DESCRIPTION:

Dolbeare Meadow Business Park is located adjacent to the slip road on and off the A38 Devon Expressway and has been designed to provide a quality working environment with excellent communications in all directions. A short distance from the development is the established and highly successful Linhay Business Park which accommodates a range of high profile national,

regional and local occupiers including Age UK; Devon and Cornwall Constabulary, Motorola etc.

Devon and Cornwall Constabulary occupy a building on the Business Park with terms agreed for a new convenience retail unit, Drive-Thru Café, Electric Vehicle Charging hub.

The entire business park totals approximately 1.41 hectares (3.5 acres) of developable land and capable of providing around 6,500 sqm (70,000 sqft) of modern business accommodation when fully developed. All buildings have been designed to a high specification to suit occupier requirements using quality materials in keeping with the location together with generous parking allocations.

PLOTS:

Plots 5-7: 1,600 sqm (17,200 sqft)

Plots 8/9: 850 sqm (9,150 sqft)

(See plans attached)

PLANNING USES:

Permission exists for commercial units for Classes E (c-g) which includes Office, Light Industrial, R&D, Medical/Health Science, Creche/Nursery, Indoor Sport etc.

TERMS:

Offers are sought for the benefit of the long leasehold interests of the plots.



Illustrative CGI – Indicative only.

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ADDITIONAL INFORMATION:

The existing site access road is completed to a base wearing course. The access roads to each plot will be tarmac finished along with street lighting but excludes any requirements for pavements.

SERVICES:

All main services are connected or available to the site. There is no mains gas connected although gas does service the Police accommodation on site which will probably need upgrading if other users require it. There is a new transformer on site for the electricity. Storm water is dispersed to soakaways on the site. Engineer's drawings are available to interested parties. Mains drains are connected.

VAT:

All terms will be subject to VAT at the prevailing rate.

OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any purchaser to provide proof of identity along with any other associated documents prior to exchange of contracts.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

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SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

February 2024



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