



Mount Sandford Green

BARNSTAPLE

INNOVATION PARK

Working Naturally in North Devon

**Mount Sandford Green Innovation
Park, Barnstaple**


Status: To Let

**Price: £12 psf (Rent) £150 psf
(Freehold)**

- Superb New Development
- High Profile Site
- Visible from Link Rd.
- Offices For Sale or Rent
- 2,500 - 10,000 sq ft units
- Modern specification

Ref: UW 765

Modern living naturally



Location
Mount Sandford Green represents a key opportunity for business to be located at the "Gateway to Northern Devon". The development benefits from direct access to the A361 whereupon there are sustainable linkages to Trarion railway station, the A5 and the Atlantic Highway (M5 Corridor).

Planning
Outline planning permission has been granted for a 3.0 ha (7.5 acre) Innovation Park with approx. 61,000 sq ft (15,000 sq ft) of Employment uses B1, B2 and B8.
This permission is complemented by 250 dwellings built to Passivhaus standards making it the largest Passivhaus scheme in the UK.

Availability
 bespoke design and build packages are available to suit the specific requirements of future occupiers. Packages are available on a freehold or leasehold basis.

Barnstaple

- Regional capital of North Devon
- Serves a 150,000 population across North Devon
- Home to Fiske, the regional higher education institution
- North Devon has one of the UK's strongest performing labour markets (9 out of 325 local authority areas, March 2013)
- Beautiful tourist destination famed for surfing beaches, turbo river valleys and Exmoor

www.mountsandfordgreen.co.uk

