

OAK
TREE



NEWTON
ABBOT



BURRINGTON
BUSINESS PARKS

OAK
TREE

HIGHLY DESIRABLE
NEW COMMERCIAL
DEVELOPMENT
LOCATED IN
SOUTH DEVON



DEVELOPMENT

High quality commercial units in South Devon

Burrington Estates is pleased to present Oak Tree Business Park, a brand-new commercial development near Newton Abbot in South Devon.

It will provide 80,000 sq ft of contemporary commercial space units suitable for business, general industrial and storage and distribution, located conveniently close to the A380 South Devon Highway.

These spacious units are to be built to the highest standards of construction and energy efficiency using the latest insulated panel technology, roof mounted solar panels and EV charging capability, offering flexible accommodation with bespoke options.

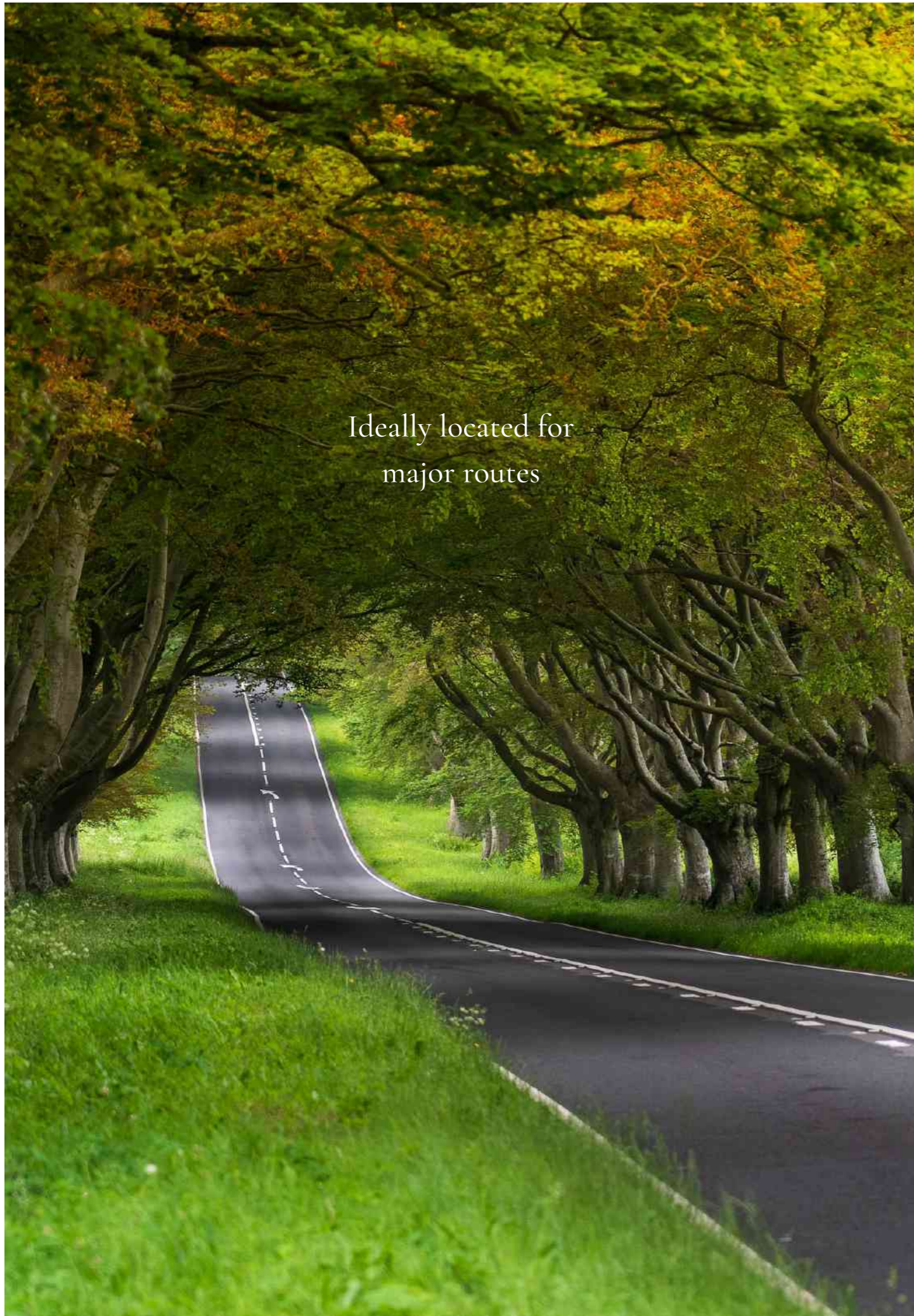
Since the completion of the A380 this area has experienced an increase in population and business interest. With levels of supply of this quality of new build units relatively limited, Oak Tree Business Park presents an exciting opportunity for businesses looking for practical, contemporary units in prime locations.

As Phase 1 of a larger development, now is the perfect time to secure your part in this outstanding commercial opportunity at an early stage. These units can be purchased within a tax efficient SSAS pension or SIPP.

KEY FACTS

- B1, B2 and B8 Use Class
- 21 industrial units in phase 1
- Excellent transport location
- BREEAM Excellent design
- High occupational and investment demand
- Premier Guarantee® - 10 year structural guarantee
- EV charging and solar PV

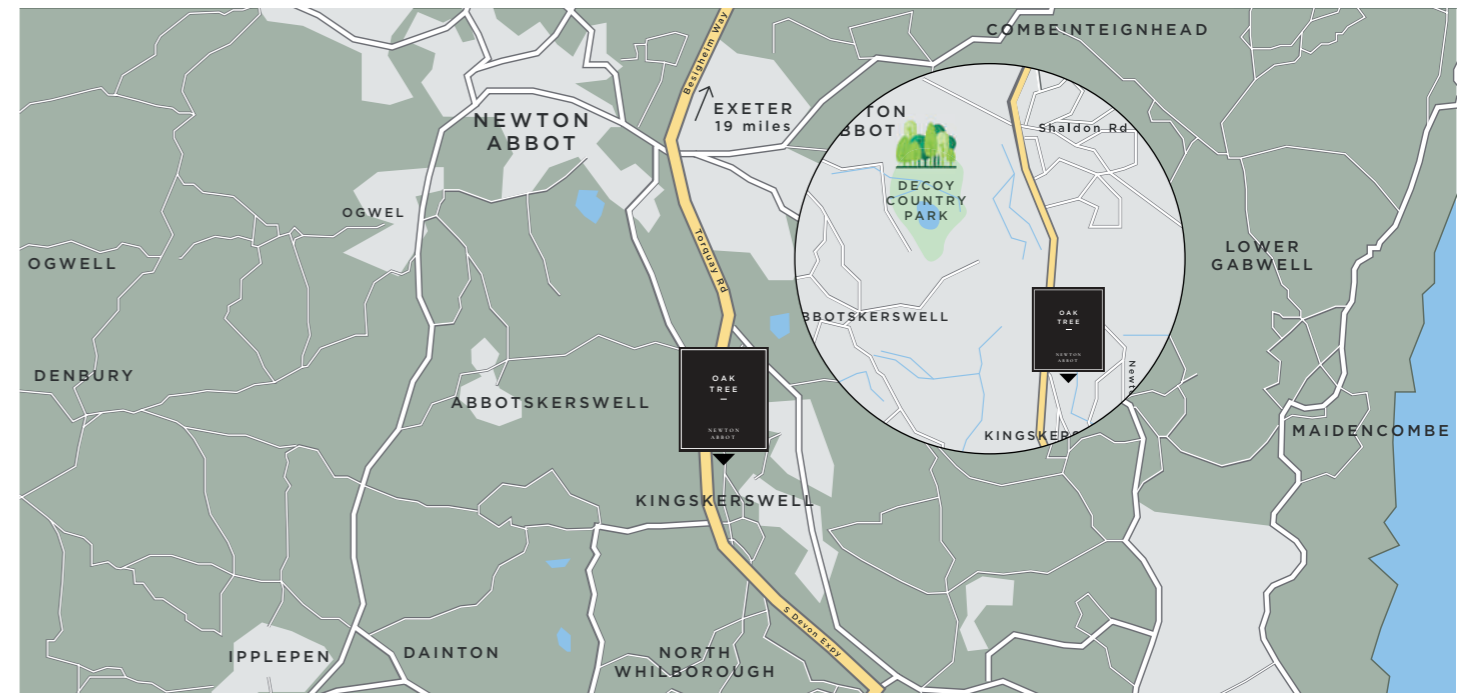




Ideally located for
major routes

LOCATION AND CONNECTIONS

Oak Tree Business Park, Kingskerswell, Newton Abbot, TQ12 5LB



Oak Tree Business Park offers a highly desirable location for businesses. Situated in Kingskerswell just 2.2 miles south of Newton Abbot, road connections are superb with the proximity of the A380. As part of the site planning, new vehicular and pedestrian access to the site will be created from Old Newton Road.

The 'Heart of Teignbridge' is the collective name for Newton Abbot, Kingsteignton and Kingskerswell and the adjoining urban area. The area plays an important role in the district as the main area for employment, culture, and community facilities in Teignbridge.

The area has an overall population of over 42,000 people, of which approximately 24,500 are of working age and provides 19,000 jobs. It is also:

- the largest market town area in Devon
- strategically located between Torbay and Exeter
- an important transport hub with the busiest mainline rail station in Devon outside Exeter and Plymouth, with a rail link to Torbay. It has excellent road transport links with Plymouth and Cornwall via the A38, Torquay and Exeter via the A380 and A38 and on to the M5
- an area built on industry with internationally important mineral reserves of Ball Clay



BY ROAD

Access to the A380 is just 300 metres from the business park. This major route provides quick and practical connections: 12.5 miles to Junction 31 of the M5 to the north and 32 miles to Plymouth to the south.

London.....	3.5 hours
Exeter	27 minutes
Plymouth	50 minutes
Bristol	1.45 hours



BY RAIL

Newton Abbot train station is 2 miles away. Trains from the Penzance and Plymouth line and the Paignton line converge here, providing convenient travel from the South West to London Paddington, Cardiff Central and Birmingham and beyond. The station has a taxi rank and parking.

London	3 hours
Exeter	30 minutes
Cardiff	2.4 hours
Birmingham	2.5 hours



BY AIR

Exeter International Airport is 21 miles to the north. This easily accessed airport with plentiful parking provides extensive links to a wide range of UK and European destinations

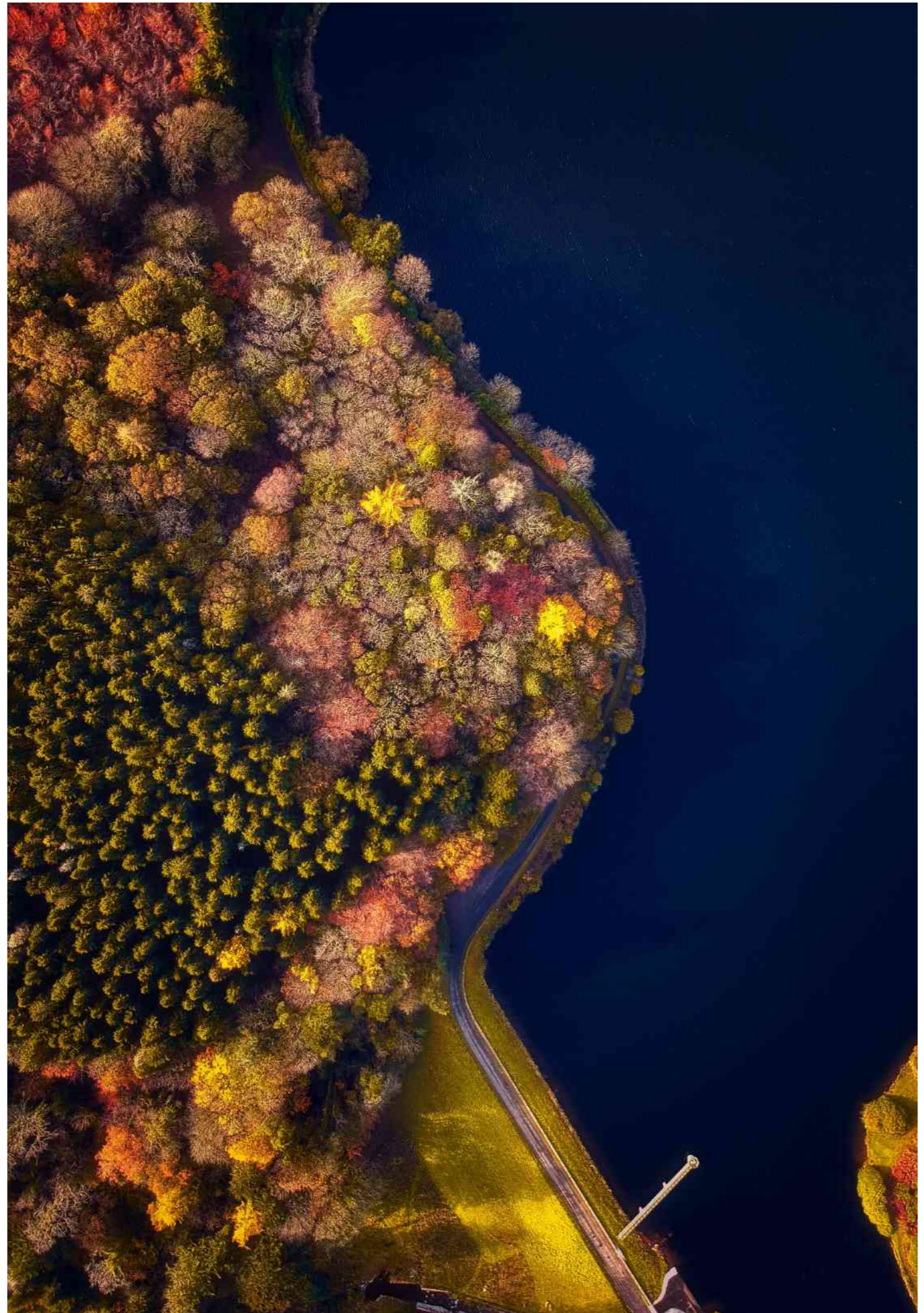
Belfast	1.1 hours
Edinburgh	1.2 hours
Manchester	1.2 hour
Newcastle	1.2 hours
Glasgow	1.5 hours



BY BUS

Local bus routes cover Plymouth, Torquay and Paignton, Teignmouth, Dawlish, Exeter, Okehampton plus towns and villages in between.

Plymouth	1.25 hours
Torquay	50 minutes
Dawlish	45 minutes
Exeter	1 hour
Okehampton	2 hours



THE UNITS

High specification flexible commercial accommodation

The 21 units in phase 1 are positioned within three terraced blocks. They will be built to exacting standards offering durable, adaptable, energy efficient, commercial accommodation suitable for a range of business uses.



With floor space options of 1,000 to 5,000 sq ft are available as either full mezzanine, half mezzanine or shell.

Each provides:

- Flexible accommodation layouts/option for bespoke layout
- Latest panel technology providing thermal-efficiency, fire safety and lifetime durability
- Double glazing
- Allocated parking bays plus a large loading area
- Electrically operated roller-door
- Full height glazed elevations
- Solar PV roof panels incorporated
- Fittings for EV charging points
- Fibre broadband
- Use of covered cycle parking

—————
DURABLE, ADAPTABLE,
ENERGY EFFICIENT
—————



BUSINESS PARK LAYOUT

Phase 1

Level in nature, phase 1 is sited in the South West corner of the development, and consists of 21 units.



SPECIFICATION & DESIGN

Contemporary buildings with practical features

Drawing on the successes of previous commercial developments, Burrington Estates has created an outstanding commercial offer with practical qualities for the long-term.

These include:

- Steel portal frame with insulated cladding
- Metal powered coated electric roller shutter door
- Powder coated entry door and double glazed windows
- Energy efficient electricity generation via solar PV

- 3-phase electrics
- Capped water and drainage services
- Power floated concrete floor
- Flexible open plan space ideal for future adaptations if needed
- 2 parking spaces per unit plus loading area per unit plus onsite visitor parking
- Clean landscaping across the site



SUSTAINABILITY

Designed with eco-efficiency in mind



BREEAM

Oak Tree Business Park will be delivered to BREEAM certification, awarded to sustainable environments that enhance the wellbeing of the people who live and work in them, help protect natural resources and offer attractive property investments.



WATER EFFICIENCY

Water efficient appliances combined with rainwater harvesting will help minimise the use of mains, potable water.



LANDSCAPING AND WILDLIFE

New landscaping forms part of the development with existing hedgerows being retained and extended where required. Careful planting will aid biodiversity, protecting and enhancing existing flora and fauna whilst creating new wildlife habitats including bat and bird boxes.



LOW CARBON FOOTPRINT

Oak Tree Business Park is a low carbon development with a commitment to reduce CO2 emissions by over 20% through careful design and the innovative use of green technologies. Recycled and reclaimed materials will be used where possible.



WASTE AND RECYCLING

Segregated facilities will minimise waste and maximise recycling.



ENERGY EFFICIENCY

The units will be highly insulated and carefully constructed to minimise heat loss and maximise energy efficiency.



SMART LIGHTING

Intelligent and low energy lighting systems, combined with the maximum use of natural daylight will help reduce energy use.



LOCAL ECONOMY

Oak Tree Business Park provides new opportunities for construction and thereafter permanent employment. Covered cycle shelters, shower and drying facilities will help promote cycling as a viable alternative to the car. The area has an overall population of over 42,000 people, of which approximately 24,500 are of working age and provides 19,000 jobs.



DRAINAGE

A sustainable drainage system will be used to reduce surface water run off rates to the benefit of the surrounding areas.



CUSTOMER JOURNEY

Transparent process for customers



SUPPORTING YOU THROUGH THE PROCESS

When you reserve a business unit at Oak Tree Business Park we will provide a dedicated point of contact in our Sales team to assist you through to completion with regular updates and feedback.



RESERVING YOUR UNIT

On payment of the reservation fee your unit will be reserved for you for 28 days at the fixed price. Any extension must be agreed with Burrington Estates to prevent the property being remarketed.



ESTIMATED COMPLETION

We will give you an estimated completion date at reservation and contract exchange. Updates will be provided thereafter if the estimated date moves due to unanticipated delays.



EXCHANGE OF CONTRACTS

Prior to exchange we will complete a checklist to confirm we have given you all relevant information about the unit.



QUALITY ASSURANCE

Your unit will be inspected by a senior build manager to ensure that it adheres to the Burrington Estates quality benchmark.



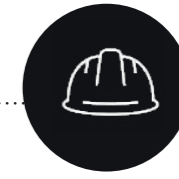
DEMONSTRATION VISIT

Once quality has been checked you will be invited to a demonstration of your new business unit including a walk round of the development and the chance to ask any technical questions about the build.



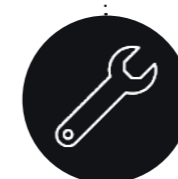
COMPLETION

Once completion funds are received our team will meet you at the unit for handover.



HEALTH & SAFETY

Please note for any visits to the site during construction you will need to be accompanied by Burrington Estates personnel and wear suitable PPE.



28 DAYS CHECK

Within the first 28 days of completion, a member of our team will visit by arrangement. This is your chance to there are minor defects not listed in the Exceptions & Exclusions Guide.



PREMIER GUARANTEE

Your new property benefit from a 10-year structural warranty. For the first 2 years of the warranty, we will attend to any work required. The details of what is covered under this warranty are set out in the Premier Guarantee information pack you are provided.

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OUR PHILOSOPHY

Proven commitment to
high quality developments

Burrington Estates has established a reputation as a leading developer of high specification, design-led projects. Through careful attention to detail, novel use of technology and sensitive development, we create high specification commercial properties able to meet the needs of buyers and business tenants.

Our standing as a respected, innovative housing developer underpins our commercial aspirations, as evidenced by industry recognition.

Acknowledging exceptional contributions to the creation of outstanding developments, Burrington Estates was awarded the prestigious NHBC Seal of Excellence Awards in 2017 and 2018.

In 2020 we received 'Housebuilder of the Year' at the Insider Residential Property Awards and the highest rating of 5-stars in the independent homebuyers' customer satisfaction survey by the House Building Federation (HBF) Star Rating Scheme.

Most recently Burrington Estates was named winner of the Transformation category at the inaugural 2021 Exeter Property Awards for the major renovation of Winslade Manor, part of the outstanding Winslade Park development.



Mark Edworthy
Founder



Paul Scantlebury
Founder



Matthew Bennett
Commercial managing director

SETTING A NEW STANDARD IN
HOW WE LIVE AND WORK



OAK
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—
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