

ONYX  
BUSINESS PARKS

# WESTPARK BUSINESS PARK







SPACE TO GROW

FREEDOM TO INNOVATE

Empowering Your Business with Versatile,  
Future-Ready Industrial Units

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# LOCATION

The Westpark estate comprises of a mixed-use business park in excess of 40 acres, conveniently located on the A38 just off J26 of the M5 carriageway. A wide range of other businesses are on the established business park along with amenities including McDonalds, Budgens, KFC, Costa, Screwfix, Toolstation and Anytime Gym.





**COSTA**  
COFFEE



**Budgens**



M5

**SCREWFIX**

**TOOLSTATION**



# LIFE IN YOUR UNIT

Our units are thoughtfully designed to meet the needs of today's businesses, offering a range of premium features:



## Versatile Unit Sizes

Starting from 1,000sq.ft, with flexible layout options including half mezzanine, full mezzanine, or shell & core configurations.



## Quality Assurance

Backed by Premier Guarantee with a 10-year structural warranty for peace of mind.



## Convenience

Each unit includes allocated parking and a dedicated loading bay, equipped with an electric roller shutter door for smooth operations.



## Sustainability Focus

Featuring Solar (PV) Panels and EV charging points, supporting energy efficiency and greener operations.



## Thermal Efficiency

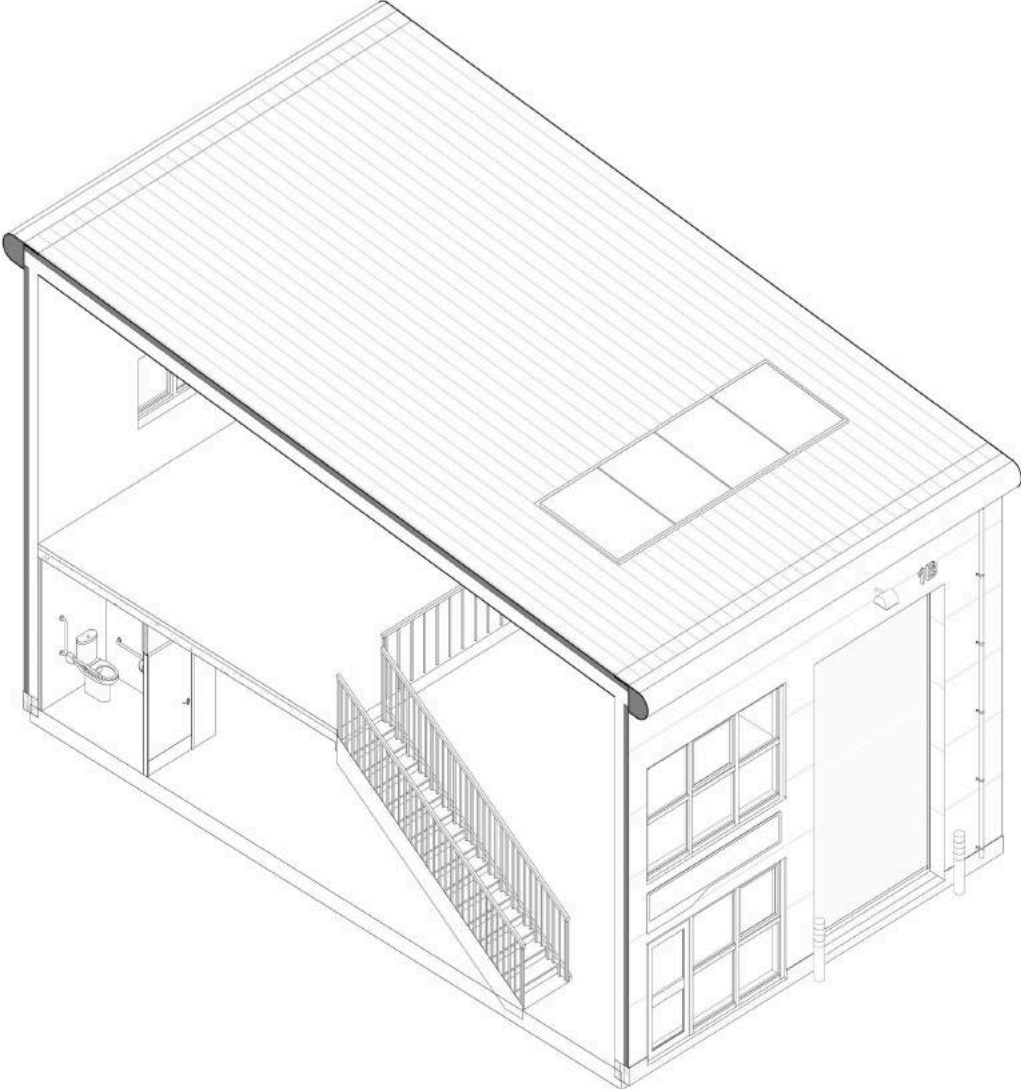
Built with the latest insulated panel technology to optimise energy use and reduce costs.



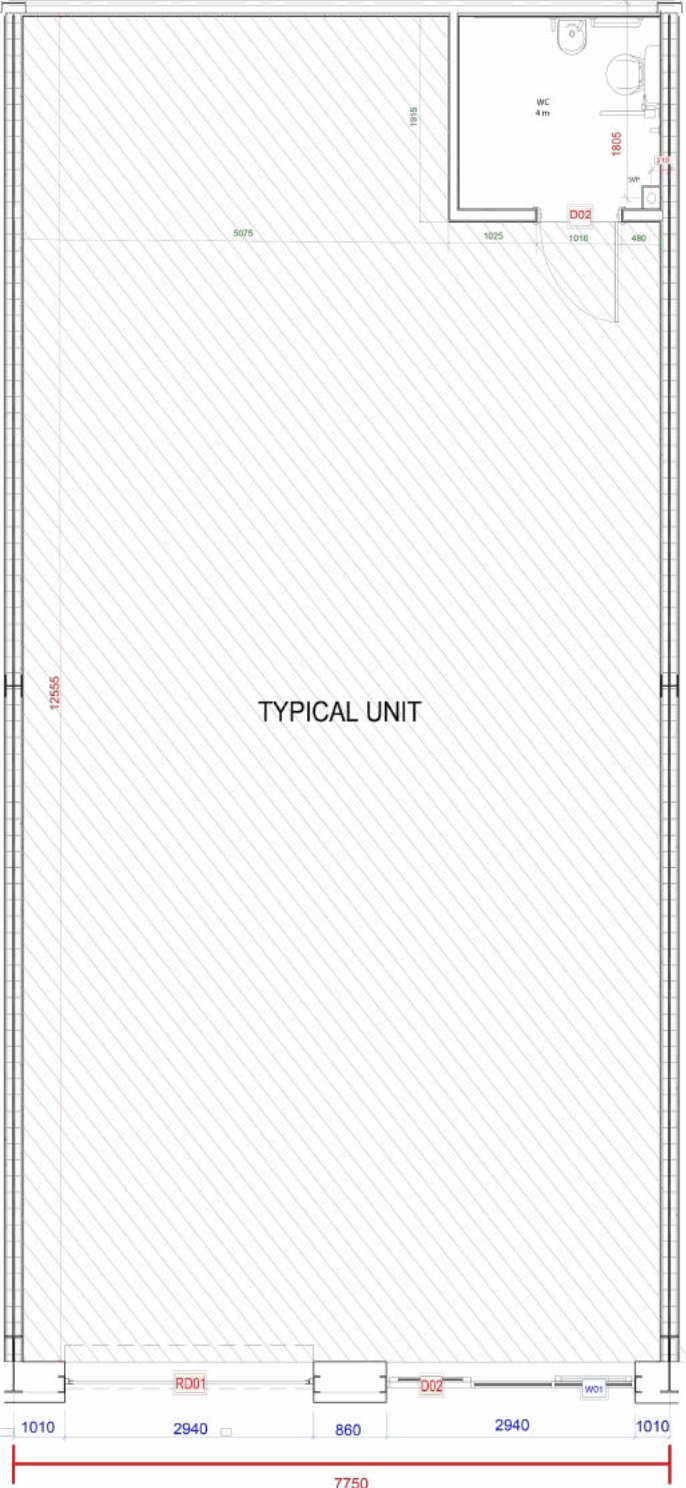
## Seamless Connectivity

Equipped with full Fibre to the Premises (FTTP) internet, ensuring ultrafast and reliable digital infrastructure.

# THE UNIT



TYPICAL UNIT  
ILLUSTRATIVE PURPOSES ONLY

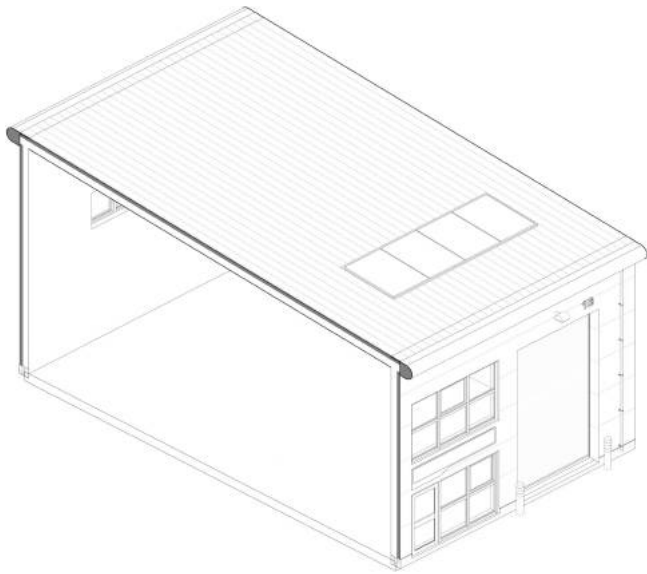


# ENDLESS OPPORTUNITY

A modern, eco-friendly office interior. In the foreground, a reception desk with a wooden top and a light-colored, vertically-slatted base. The word "Welcome" is mounted on the front of the desk in a dark, sans-serif font. To the left, a workstation with a wooden desk, a brown office chair, and various items like a hairbrush and bottles. The background features a large, lush green living wall with various plants. A decorative light fixture with white, leaf-like elements hangs from the ceiling. The overall atmosphere is bright and natural.



# LAYOUTS

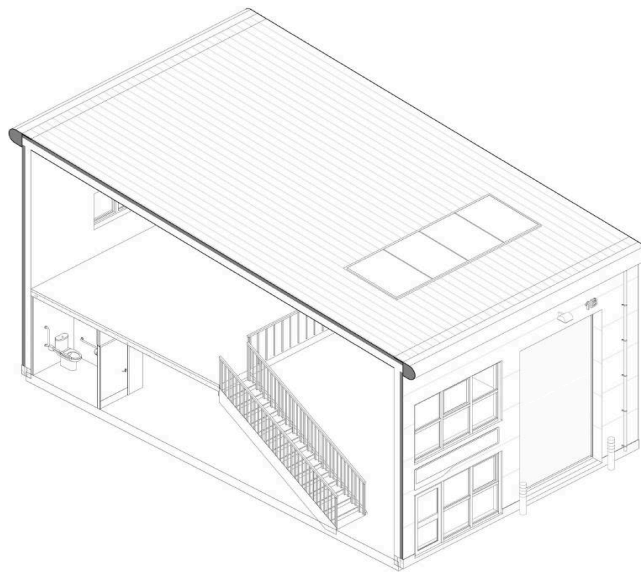


## SHELL & CORE

1,000 sq.ft

Your space, your vision.

Flexible, customisable, and ready to inspire.

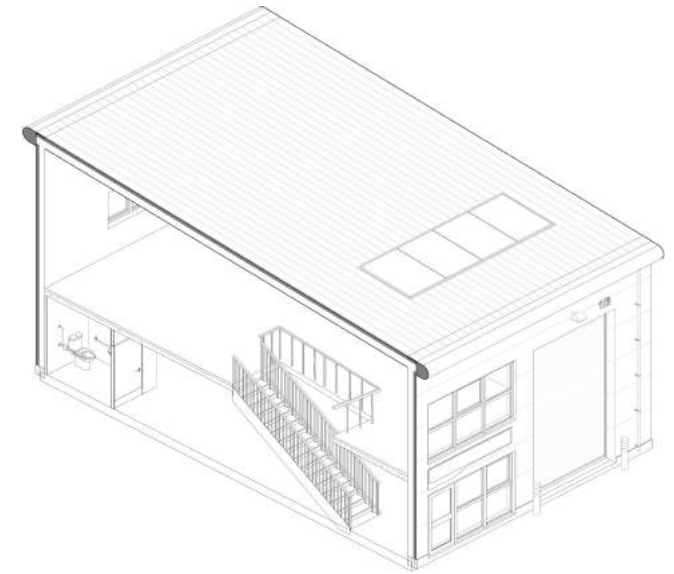


## HALF MEZZANINE

1,500 sq.ft

Elevated potential.

Smart use of space with partial upper space and built-in WC.



## FULL MEZZANINE

1,960 sq.ft

Maximise potential.

Almost double your space with a full upper level and built-in WC.

TYPICAL UNIT  
ILLUSTRATIVE PURPOSES ONLY

# ACCOMMODATION



B2 & B8 User Classes  
(manufacturing, general  
industrial, offices,  
warehousing and  
distribution uses. Class E  
Part G Use on Unit O1  
(Cafe, Gym)



5.6 - 7m high  
front eaves



20KN/M2 Floor  
Loading



Full height  
electric roller  
shutter door



Openreach FTTP  
Broadband



Solar PV Roof  
Panels on each  
unit



EV Chargers on  
site



EPC 'A' Rating



3 Phase  
Electricity  
Supply



2 spaces plus  
loading bay

GROUND | SQ.FT

FIRST | SQ.FT

TOTAL | SQ.FT

TOTAL | SQ.M

SHELL & CORE

1,000

0

1,000

93

HALF MEZZANINE

1,000

500

1,500

139

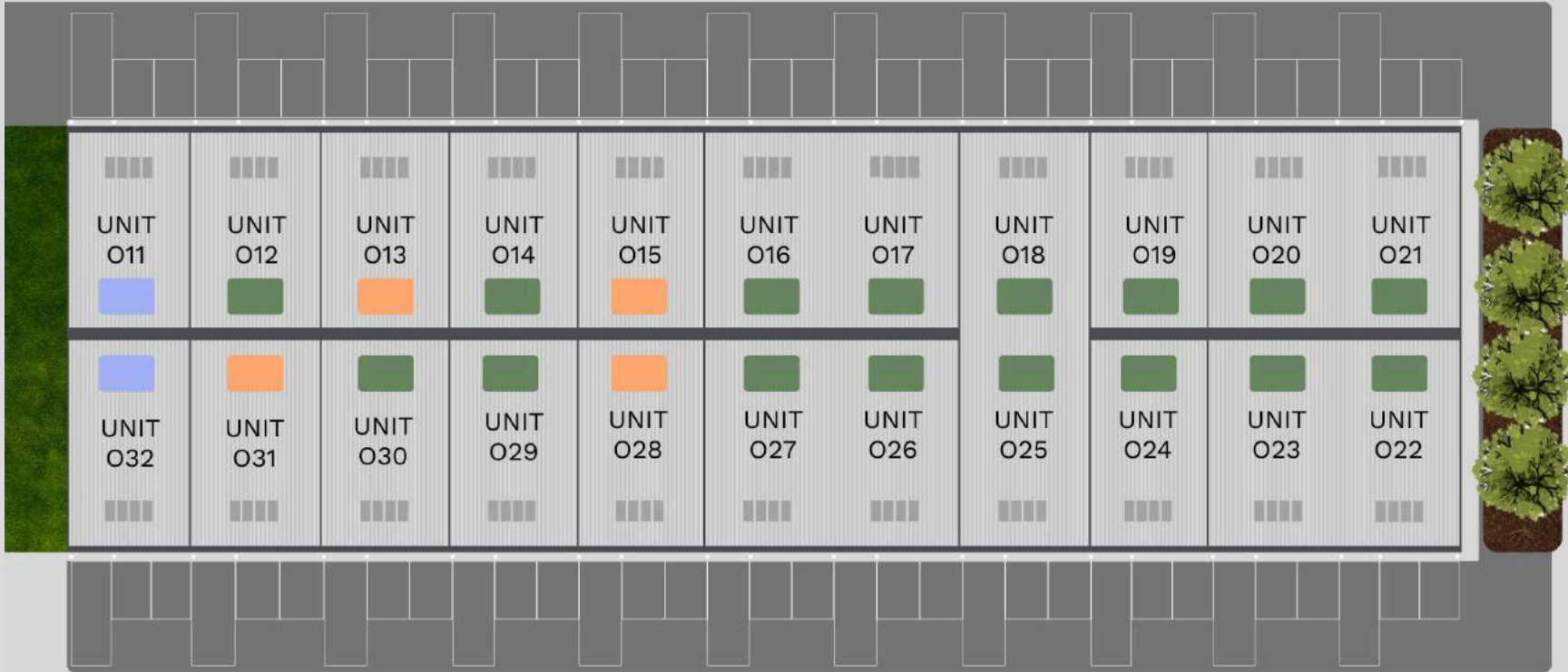
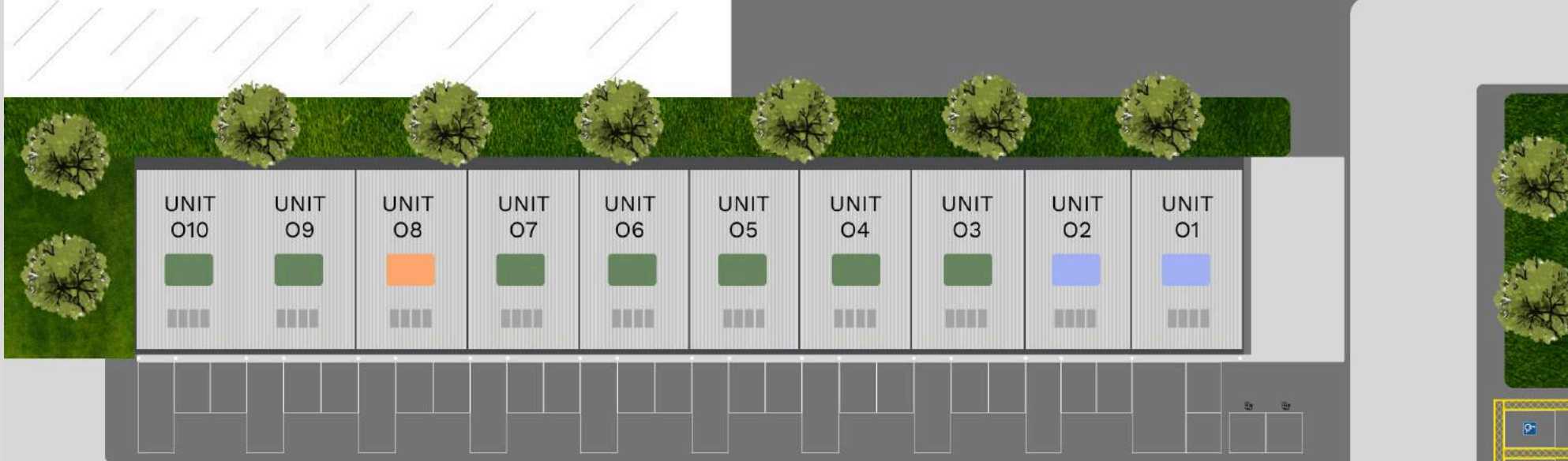
FULL MEZZANINE

1,000

960

1,960

182



SHELL & CORE
  HALF MEZZANINE
  FULL MEZZANINE

WESTPARK, WELLINGTON

# YOUR JOURNEY

1



## INITIAL ENQUIRY

- Understand business needs and preferences
- Arrange viewing in Showrooms
- Explore availability

2



## RESERVE YOUR UNIT

- Reservation fee applied to secure your unit
- Heads of Terms issued for signing
- Estimated completion date

3



## LEGALS & EXCHANGE

- Instruction of Solicitors
- Order Searches
- Arrange finance (if applicable)
- Exchange contracts within a set timescale

4



## DEMO VISIT & COMPLETION

- Comprehensive tour of your unit and development
- Guidance and support through the completion process
- Meet at your new unit for handover on receipt of funds



WESTPARK  
BUSINESS PARK

## PERMITTED USE

Detailed planning permission permits manufacturing, general industrial, offices, warehousing and distribution uses under Classes E Part G, B2 & B8.

Interested parties should make further enquiries through the planning department in connection with their own proposed use of the premises.

## TENURE

The units are available to purchase with a 999 year lease.

## VAT

Unless otherwise stated, terms are strictly exclusive of VAT and interested parties must satisfy themselves as to the incidence of tax in the subject case.

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road.

## LEGAL COSTS

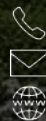
Each party is responsible for their own legal costs incurred in the transaction.



# ONYX

BUSINESS PARKS

Exeter Science Park  
6 Babbage Way  
Exeter  
EX5 2FN



01392 640025  
enquiries@onyxbp.com  
onyxbusinessparks.com

gth

01823 334455

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West Park

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