

TO LET

Unit E1, Mercury Business Park

Bradninch, Exeter, EX5 4BL (between Exeter and Cullompton)
New build industrial unit – 1,833 sq. ft. approx. (170 sq. m).



Location

Located on the B3181 between Exeter and Cullompton, Mercury Business Park benefits from its proximity to the M5, with Junction 28 just 2.5 miles away.

Exeter is only 3 miles away, whilst Bristol is 70 miles away.

Accommodation

Description

Unit E1 benefits from planning consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under Classes E, B2 and B8 of the Use Classes Order.

The new-build unit has been finished to a high standard, with premium composite cladding, and power floated concrete floors to achieve industry standard loadings. In addition, the units benefit from generous yard areas, and mains services connections.

As an end-terrace unit, E1 also benefits from increased yard space, as well as additional windows on the side elevation.

Opportunity for 220kva power supply.



BLOCK E	Sq. ft	Sq. m
Unit E4	1,833	170

► Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Class E, B2, B8 use, but any occupier should make their own enquiries to the Planning Department of Mid Devon District Council.

Tel: 01884 255255 or [Planning - MIDDEVON.GOV.UK](mailto:Planning-MIDDEVON.GOV.UK)

Business Rates

Current rateable value (1 October 2023 to present): **£14,750**

Interested parties should make their own enquiries to Mid Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

Draft EPC's have been produced, achieving "B" ratings and the certificates can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The unit is available to let from £10 per sq. ft for the first year, rising to £14 per sq. ft. from year 2.

- Year 1: £18,330 + VAT
- Year 2: £25,662 + VAT

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:


HECTOR PEARCE
Katie Purrington
kp@hectorpearce.com
07513 482 451

Hector Pearce
Winslade House
Winslade Park
Clyst St Mary
Exeter
EX5 1FY

www.hectorpearce.com

Katie Purrington
07513482451
kp@hectorpearce.com



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

Danielle Sendra
01392 353 083
07827 841 902

Dsendra@alderking.com

Noel Stevens
01392 353 093
07974 156 869

Nstevens@alderking.com

AK Ref: DS/91220 **Date:** July 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source

alder king

