



FOR SALE

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](#)

Price

The freehold interest in the property is offered for £384,930 + 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 purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser 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:


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2. Misrepresentation Act 1967

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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

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