



TO LET/ RENT-TO-BUY

Unit E4, Mercury Business Park

Bradninch, Exeter, EX5 4BL (between Exeter and Cullompton)
New build industrial unit – 1,467 sq. ft. approx. (136 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 E4 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. The units also benefit from generous yard areas, and mains services connections.

Additional parking spaces located at the entrance to the business park are available by way of a separate lease. Alternatively, the spaces may be available for purchase.

Opportunity for 220kva power supply.



BLOCK E	Sq. ft	Sq. m
Unit E4	1,467	136

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

Business Rates

Current rateable value (from 1st April to present): **£11,250**

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. [Summary valuation - Valuation Office Agency - 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.

AML

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

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: £14,670 + VAT
- Year 2: £20,538 + VAT

Rent-to-Buy option

Interested parties will be offered a Rent-to-Buy option, enabling them to purchase the freehold interest in the unit during their agreed lease term.

Further information can be provided on request.

*Rent-to-buy option will not include discounted rent for year 1.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

Viewing Arrangements

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


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AK Ref: DS/91220 Date: May 2026 Subject to Contract



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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

