

FOR SALE / TO LET  
SUITABLE FOR OWNER-OCCUPIERS,  
LEASEHOLDERS AND  
INVESTORS

# MERCURY BUSINESS PARK

BRADNINCH, EXETER, (NEAR CULLOMPTON)



EX5 4BL

## Only 3 Units Remaining

Business Units from 92 - 660 sq m (986 - 7,106 sq ft)

# MERCURY BUSINESS PARK

EXETER ROAD, NEAR CULLOMPTON, EX5 4BL

**Mercury Business Park offers a unique opportunity for business occupiers and investors within the industrial, logistics and manufacturing sectors.**

Mercury Business Park extends to 1.93 hectares (4.79 acres) and is set within a pleasant environment close to junctions 28 and 29 of the M5 motorway. The site adjoins the M5 motorway and is accessed from the B131, which links Cullompton and Exeter. The developer, GPG Developments Ltd is passionate about creating a high-quality business environment which meets modern occupational requirements.

The development has created six separate blocks totalling just under 5,575 sq m (60,000 sq ft) of floor space. All the units have been completed and reservations for the final phase are being accepted now. The remaining units can accommodate a variety of size requirements and will suit industrial, warehousing and distribution occupiers.



## OPPORTUNITY

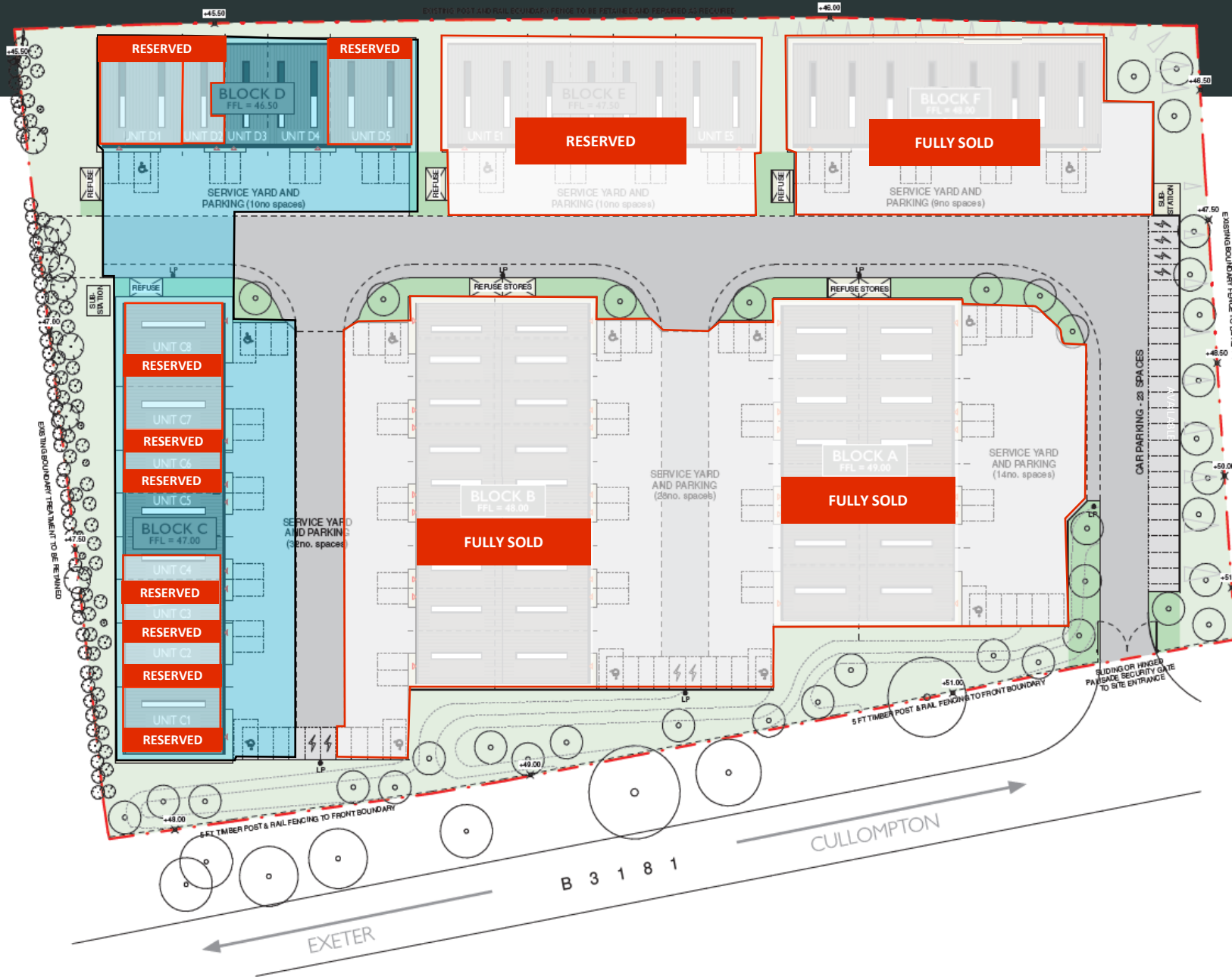
The site already benefits from planning consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under Classes E, B2 and B8 of the Use Classes Order 1987.

Mercury Business Park provides an exciting opportunity to either purchase or rent units, individually or combined. New Leases will be drawn on a full repairing and insuring basis. A management charge will be levied on a unit-by-unit basis to cover the maintenance and management of all common areas and services.

## SPECIFICATION

The new build units will be finished to a premium specification with a high-quality design typically with the following features:

- Modern, industrial units of steel portal frame construction
- Internal eaves height of 6.5m
- Power floated concrete floor
- Electric roller shutter doors and personnel doors to the front elevations
- Reinforced concrete yard and loading areas with allocated car parking to each unit
- 10% minimum rooflight provision
- Concrete floor slab with industry standard floor loading
- Factory engineered composite cladding
- High specification doors and windows



## SERVICES

- Power – three phase power supply to each unit
- Telecoms – fibre services will be available on site giving superfast broadband
- Water – private 32mm supplies to each unit
- Security – fully fenced site
- Reinforced concrete roads and yard with external lighting
- Additional parking available via separate negotiation

## ACCOMMODATION SCHEDULE

### FINAL PHASE – BLOCK C

Unit	Area (sq m)	Area (sq ft)	*Price
C1	138	1,486	RESERVED
C2	136	1,467	RESERVED
C3	92	989	RESERVED
C4	92	989	RESERVED
C5	92	989	£ 200,000
C6	92	989	RESERVED
C7	137	1,470	RESERVED
C8	171	1,837	RESERVED
<b>Total</b>	<b>950</b>	<b>10,216</b>	

### FINAL PHASE – BLOCK D

Unit	Area (sq m)	Area (sq ft)	*Price
D1	170	1,833	RESERVED
D2	92	986	RESERVED
D3	92	986	£ 200,000
D4	136	1,467	£ 293,400
D5	170	1,834	RESERVED
<b>Total</b>	<b>660</b>	<b>7,106</b>	

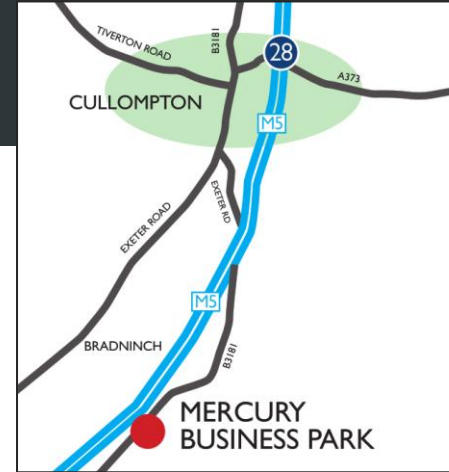
### FINAL PHASE – BLOCK E

Unit	Area (sq m)	Area (sq ft)	*Price
E1	170	1,833	RESERVED
E2	92	986	RESERVED
E3	92	986	RESERVED
E4	136	1,467	RESERVED
E5	170	1,834	RESERVED
<b>Total</b>	<b>660</b>	<b>7,106</b>	

\*VAT to be added at the prevailing rate

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EXETER ROAD, NEAR COLLOMPTON, EX5 4BL



## DRIVE TIMES

Location	Time (mins)	Distance (miles)
Taunton Town Centre	34	22.6
J25 M5	30	23.9
Tiverton Parkway Station	17	10.1
Tiverton Town Centre	19	9.8
J27 M5	15	8.7
Cullompton Town Centre	6	3.7
J28 M5	10	4.4
J29 M5	14	7.1
Exeter Airport	16	8.0
Exeter City Centre	25	10.2

Source: AA



## FURTHER INFORMATION

To find out more about Mercury Business Park, the quoting prices and rents, availability and to secure the unit(s) you require, please contact the joint marketing agents:



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