



**TO LET /
FOR SALE**

Unit B8, Mercury Business Park

Exeter Road, Near Cullompton, EX5 4LB

Industrial Unit – 1,563 sq ft (145 sq m) gross approx

Location

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 junction 28 and 29 of the M5 motorway. The site adjoins the M5 motorway and is accessed from the B3181, which links Cullompton and Exeter.

M5



4.4 miles

Exeter City Centre



10.2 miles

Cullompton Town Centre

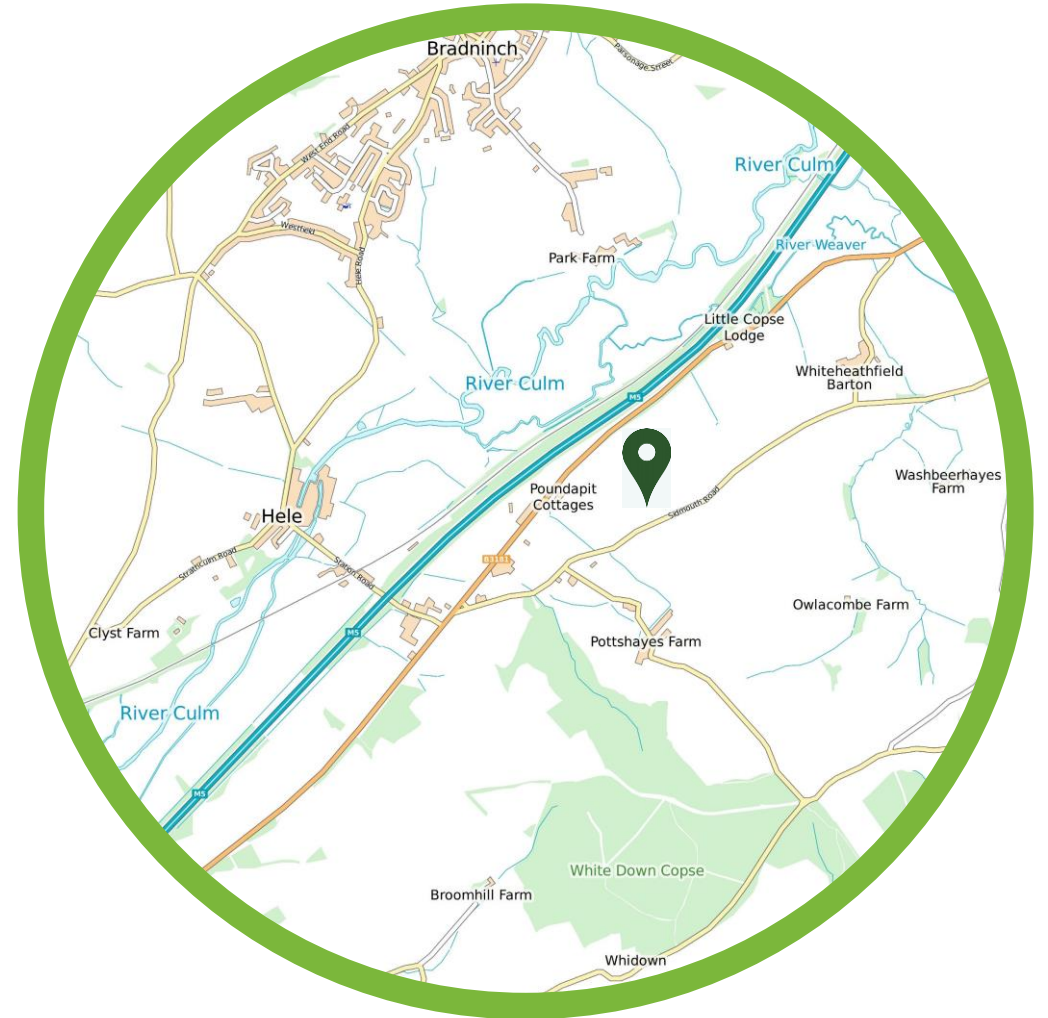


3.7 miles

Tiverton Town Centre



9.8 mile



Accommodation

Description

The unit comprises a new-build, end-terrace industrial unit, finished to a premium specification with a high quality design incorporating the following features:

- Steel portal frame construction
- Internal minimum eaves height of 6.5m
- Power floated concrete floor with industry standard floor loading
- Insulated walls and ceiling
- Factory engineered composite cladding
- Electric roller shutter doors and personnel door to front elevation
- Reinforced concrete yard and loading area with allocated car parking
- 10% minimum rooflight provision

- High specification aluminum frame doors and windows (including windows to front and side elevation)
- High speed fiber broadband to each unit

The property is approximately 14m deep by 10.4m wide internally.

Unit B9 (1,273 sq ft) is also currently available, and situated behind the subject unit, meaning a larger space could be provided.

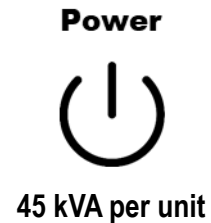
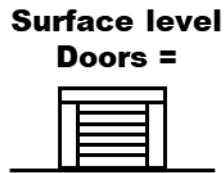
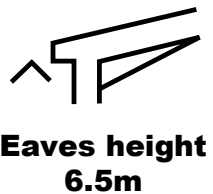
Parking

The unit benefits from a large demised yard to the front, suitable for parking up to approximately 8 cars if required.

Services

We are advised that all main services including three phase, are connected to the premises. 45kVA is provided to each unit. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit B8	1,563	145
TOTAL	1,563	145



Onsite parking



Industrial & Logistics



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Classes E(g)(iii) Light Industrial, B2 General Industrial and B8 Storage and distribution, but any occupier should make their own enquiries to the Planning Department of Mid Devon District Council.

Tel: 01884 255255 or middevon.gov.uk.

Business Rates

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

EPCs are not required for the property in shell form.

Code for Leasing

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

Lease/Tenure/Terms

The property is available either for sale on a freehold basis, or to let on a new full repairing lease with terms to be negotiated.

Sale Price

The quoting purchase price for the freehold is £289,155 (plus VAT).

Rent

The property is offered to let for £18,756 per annum (plus VAT).

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 will be levied on the rent. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/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:



Alder King Property Consultants

Pembroke House
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Clifton
Bristol
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www.alderking.com

AK Ref: WA/NS/96502

Date: June 2022

Subject to Contract



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Important Notice

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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.