

FOR SALE / TO LET

New build industrial units

Units E1 & E4 Mercury Business Park

Bradninch, Exeter (Near Cullompton) EX5 4BL



HECTOR PEARCE

Intelligent real estate

136 - 306 sq m (1,467 - 3,300 sq ft)



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OPPORTUNITY

Units E1 & E4 benefit from planning consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under Classes E, B2 and B8 of the Use Classes Order 1987.

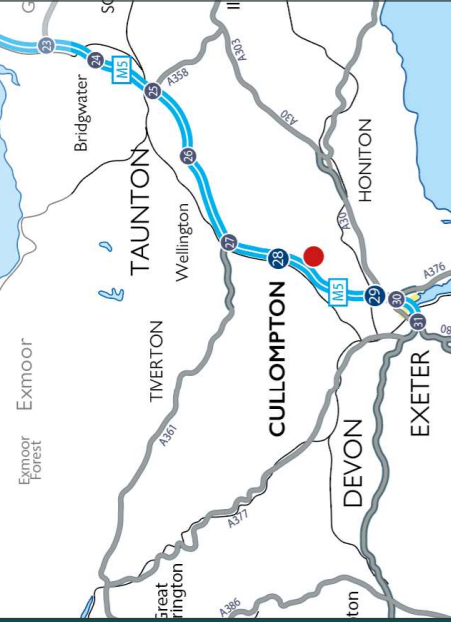
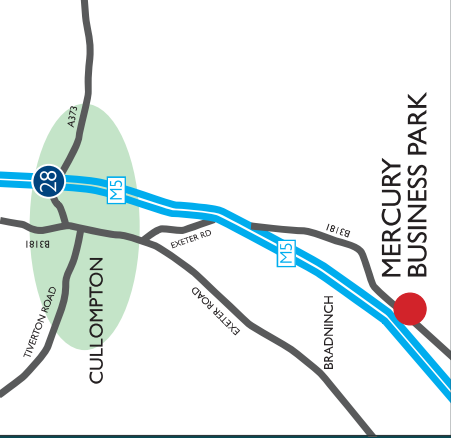
Mercury Business Park provides an exciting opportunity to either purchase or rent units, individually or combined. New leases are available on a full repairing and insuring basis subject to covenant, size requirement and terms to be agreed. Purchase prices are listed in the below table.

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 are finished to a premium specification with power floated concrete floors to achieve industry standard loadings, generous yard areas, mains services connections and premium composite cladding achieving a 'B' EPC rating. Opportunity for 220kva power supply subject to contract.

- **Modern, industrial unit of steel portal frame construction**
- **Internal eaves height of 6.5m**
- **High specification doors and windows**
- **Electric roller shutter doors and personnel doors to the front elevations**
- **Reinforced concrete yard and loading areas with allocated car parking**
- **10% minimum rooflight provision**
- **Three phase power supply**
- **Water and fibre services**
- **Secure, fully fenced site**



ACCOMMODATION

Unit	M ²	FT ²	Price
E1	170	1,833	£384,930
E4	136	1,467	£308,070
Total	306	3,300	

DRIVE TIMES

Mid Devon District Council have now secured a funding package to enable the delivery of the Cullompton Town Centre Relief Road. This will improve accessibility to Junction 28 of the M5.

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

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the [seller's] [landlord's] agent(s). This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

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