



HISTORIC PHOTO

A8 Mercury Business Park, Exeter Road,
Cullompton, Devon, EX5 4BL

To let

Viewing by prior appointment with
Jonathan Ling BA (Hons) MSc MRICS

(01392) 202203

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High specification industrial / business unit

Total gross internal area approx: 1,211 sq.ft (112 sq m)

Allocated parking

To let: £11,000 per annum exclusive

For sale: £192,350

strattoncrebercommercial.co.uk

Location

The Mercury Business Park is situated on the B3181, the main non motorway road connecting Cullompton and Exeter, approximately 2.5 miles from Junction 28 of the M5 at Cullompton. The estate totals around 1.93 ha (4.79 acres) adjoining the M5 motorway and will ultimately provide six terraces of new units totaling around 5575 sq m (60,000 sq ft). The site is surrounded by mostly agricultural land and Quad World, an outdoor activity centre.

Description

This mid terrace unit is of steel portal frame construction with insulated high specification steel sheet clad elevations and roof and power floated concrete floors. The unit has an electric up and over loading door 3 metre wide and 5.5 metres, a pedestrian door and double glazed windows. There is 3 phase electricity, mains water and drainage.

It is understood that BT fibre broadband is onsite.

Unit A8 benefits from 1 allocated parking spaces.

Accommodation

The unit has the following approximate Gross Internal Areas:

Description	Sq ft	Sq.m
Ground	769	71.44
Mezzanine	442	41.06
TOTAL:	1,211	112.51

Lease Terms

The Unit is offered by way of a new lease on a fully repairing and insuring basis. Proposed terms are for a 10 year lease with a Tenant option to break at the 5th anniversary. Asking rent **£11,000 pa ex.**

Alternatively, The property is offered for sale Freehold, at a guide price of £192,350. Please contact agent for further details.

In addition, a service charge will be payable on a proportional floor area basis for the upkeep of the common parts; further details upon request.

Business Rates

2023 List: £8,300
Rates Payable: £4,141.70

Interested parties are advised to make their own enquiries with the local billing authority.

Energy Performance Certificate (EPC)

An EPC is available upon request.

VAT

VAT is chargeable on the rents and service charges at the statutory rate.

Legal Costs

The parties are to bear their own legal costs in the transaction.

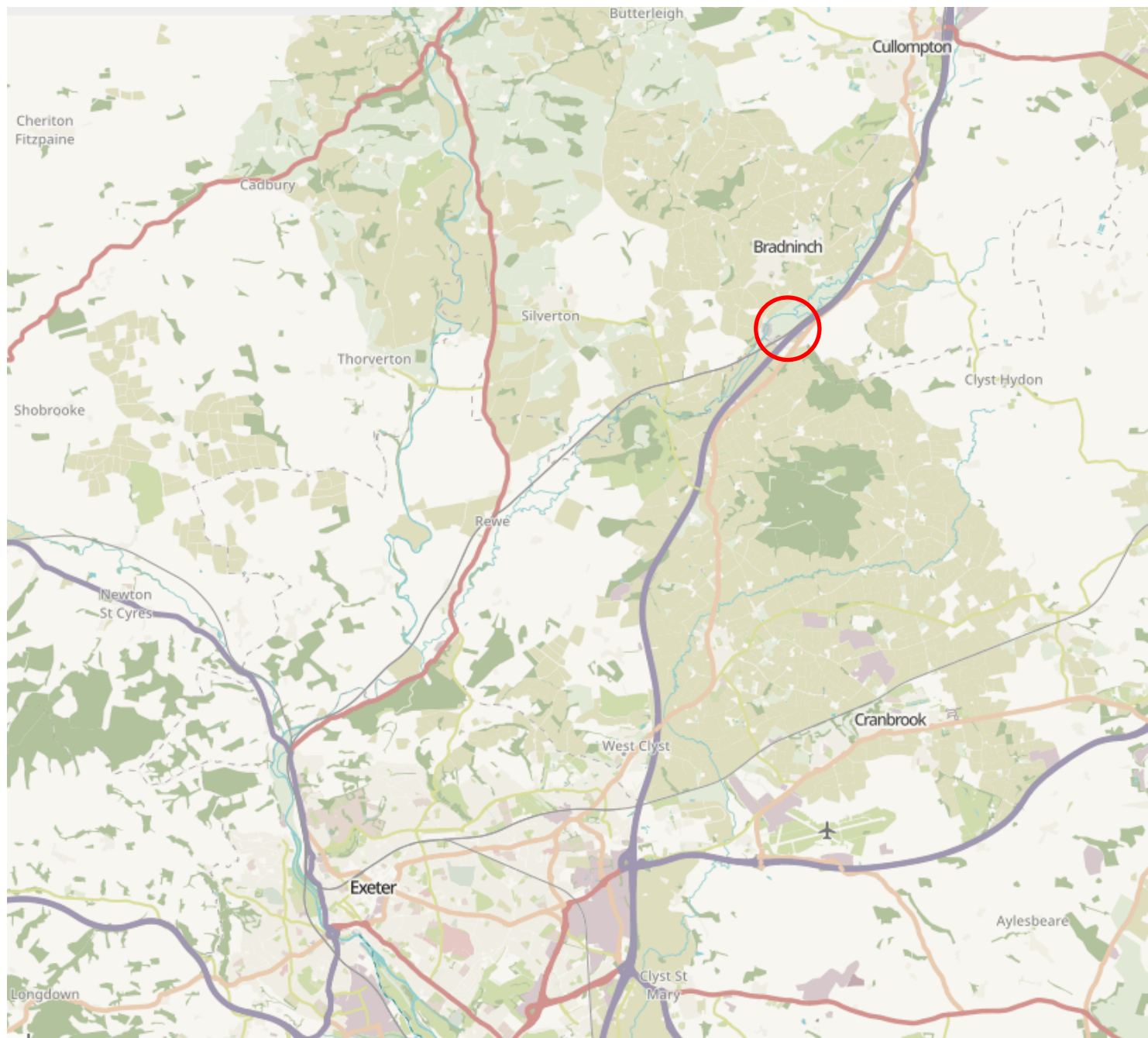
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling BA (Hons) MSc MRICS
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Email: jonathan@sccexeter.co.uk





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