



4

B5

B6

B7

TO LET

Unit B6 Mercury Business Park

Exeter Road, Cullompton, Devon, EX5 4LB

Industrial - 932 sq gross approx



Location

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, giving excellent access to Taunton and Bristol to the North and Exeter into Cornwall to the West.. The property is accessed from the B3181, which links Cullompton and Exeter.

M5



4.4 miles

**Exeter City
Centre**



10.2 mile

**Cullompton
Town Centre**

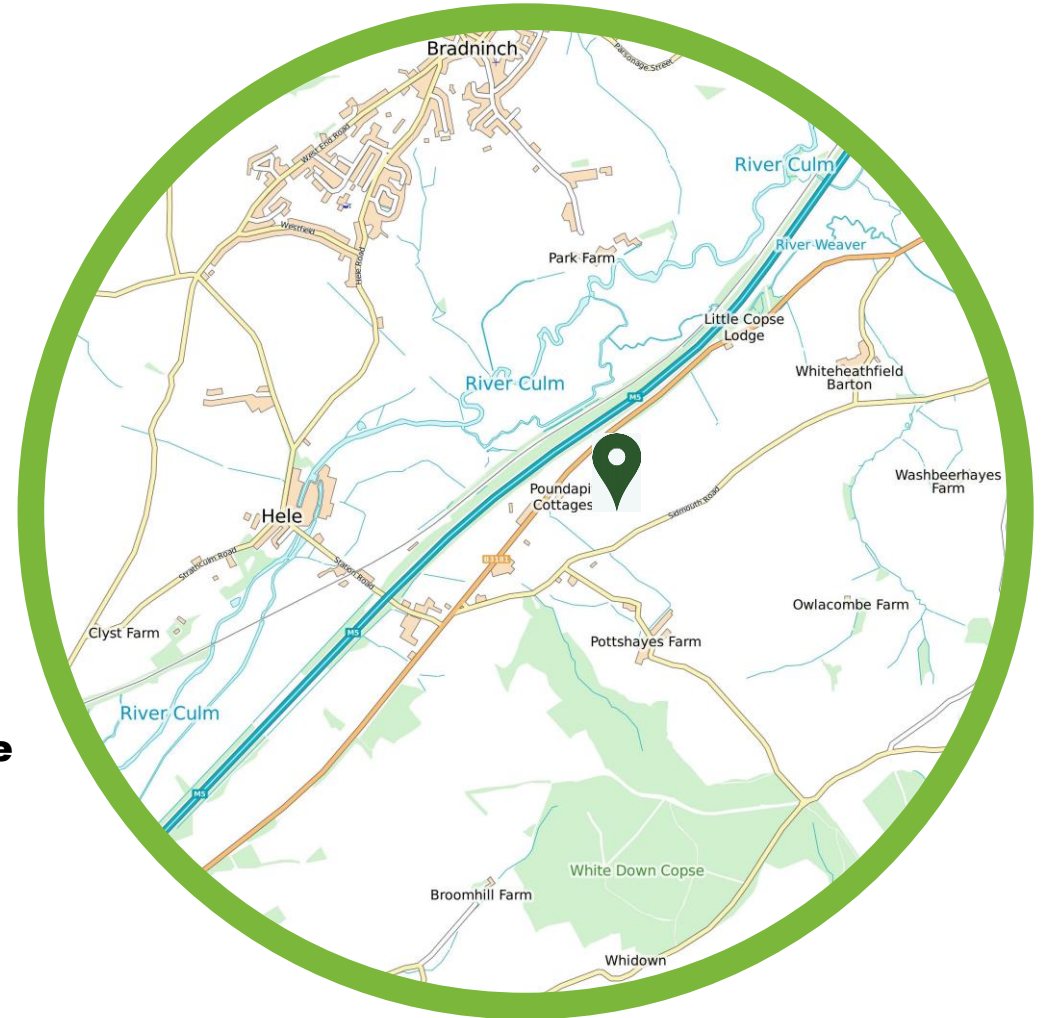


3.7 miles

**Tiverton
Town Centre**



9.8 miles



Accommodation

Description

The unit has been finished to a premium specification with a high quality design comprising the following features.

- Steel portal frame construction
- Internal minimum eaves height of 6.88 m
- Power floated concrete floor
- 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 speed fibre broadband to each unit
- Concrete floor slab with industry standard floor loading
- High specification doors and windows
- The property is approximately 14m deep by 6.2m wide internally

To the rear of the unit services are provided for the construction of a toilet which can be completed by the landlords or a rent free period provided to allow the tenants to install this themselves.

Parking

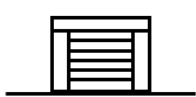
To the front of the premises is a wide concrete loading and unloading area with parking for up to 4 cars.

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
Workshop	932	86.6
TOTAL	932	86.6

Surface level
Doors =



Power



45 kVA per unit



Eaves height
6.88 m

Onsite
parking



Industrial &
Logistics



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office 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](http://Planning-MIDDEVON.GOV.UK)

Business Rates

The unit will be assessed once occupied and a rateable value applied. However we understand that qualifying businesses are likely to benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme.

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

An EPC will be available on completion.

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 full repairing lease with terms to be negotiated. The lease will be contracted outside of the Landlord & Tenant Act 1954.

Rent

The property is offered to let for £12,000 per annum exclusive of VAT.

A service charge will be payable to cover the costs of the shared landscaping and shared services.

Legal Costs

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months rent deposit may also be required.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. 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:



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www.alderking.com

AK Ref: WA/JAS/98229
Date: June 2023
Subject to Contract



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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.

