



To let

B1 & B2 Mercury Business Park, Exeter Road, Cullompton, Devon, EX5 4LB

Viewing by prior appointment
with Andrew Hosking or
Tom Churchward

(01392) 202203

andrew@sccexeter.co.uk

tom@sccexeter.co.uk

Two high specification industrial / business units, available together or separately.

Total approx. gross internal area: 1,113 sq.ft (103.40 sq.m) and 930 sq.ft (86.39 sq.m)

Allocated parking

To let: from £11,250 per annum exclusive

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 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

The premises comprise two adjoining industrial units which have recently been completed in end terrace and mid terrace positions. The units are available together or separately.

The units are of steel portal frame construction with insulated high specification steel sheet clad elevations and roof and power floated concrete floors. The units both have an electric up and over loading door 3 metre wide and 5.5 metres tall, 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.

Both units benefit from allocated parking, further detail available on request.

Accommodation

The units have the following approximate Gross Internal Areas

Description	Sq ft	Sq.m
Unit B1	1,113	103.40
Unit B2	930	86.39
TOTAL:	2,043	189.79

Lease Terms

Units B1 and B2 are offered by way of a new leases on a fully repairing and insuring basis at the following initial annual rentals:

Unit B1: **£13,350 per annum**
Unit B2: **£11,250 per annum**

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

Business Rates will be assessed upon completion. Further information from the sole agents.

Energy Performance Certificate (EPC)

An EPC for each unit will be available upon request.

VAT

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

Legal Costs

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

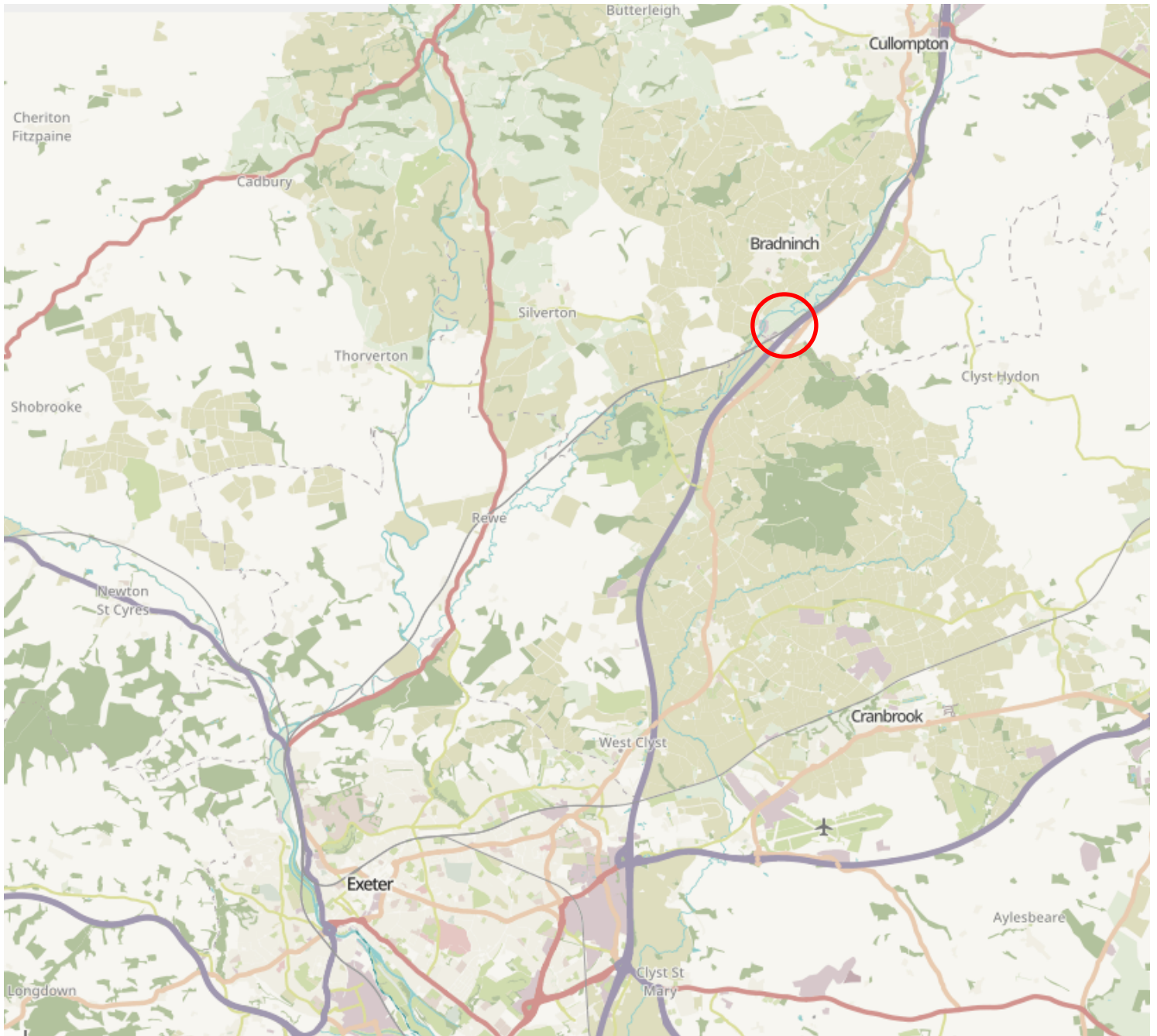
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Andrew Hosking/ Tom Churchward
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk
tom@sccexeter.co.uk





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Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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