

CULLOMPTON

NEWLY BUILT – READY APRIL 2022
PRODUCTION/WAREHOUSE UNITS

TO LET

990 – 1996 FT² / 92 - 194 M²



**UNITS F2/F3 MERCURY BUSINESS PARK
CULLOMPTON, DEVON, EX5 4LB**

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LOCATION

Mercury Business Park is located adjacent to the B3181 local distributor road between Cullompton and Exeter. The development is located approximately 2.5 miles south from J28 of the M5 Motorway at Cullompton, and enjoys good prominence to the motorway. Once complete the development will provide a total of circa 5,575 sq m (60,000 sq ft) of business space within the 1.93 hectare (4.79 acre) park. The location of the property is shown on the attached plan.

DESCRIPTION

Mercury Business Park is a new development of warehouse and production buildings. Units F2 and F3 comprise adjoining mid terrace units. The property offers the following features:

- Modern business units constructed in 2022.
- Power roller shutter loading doors - height: 5.52m and width: 2.99m.
- Large proportion of glazing in front elevation
- Concrete loading apron and forecourt.
- Min eaves height of 6.50 m (21 ft 4 in).
- Private car parking within the concrete apron.

FLOOR AREAS

Gross Internal Floor Areas

	Sq m	(sq ft)
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Unit F2	Ground Floor	92.0	(990)
Unit F3	Ground Floor	<u>92.0</u>	<u>(990)</u>
	TOTAL	184.0	(1,980)

LEASE TERMS & RENT

The units are available to let individually or together on new full repairing and insuring leases lease for a minimum term of 5 years. A service charge is payable for the maintenance and repair of common parts and landscaping (2022 budget £0.31 sq ft).

Rents per unit from £10,900 per annum exclusive of insurance, service charge and VAT.
(a **Rent-Free Period** is available by negotiation)

Offices or mezzanines can be installed by the landlord with the cost being rentalised. Alternatively, a tenant will be able to install offices as a tenant's improvement.

RATES & ENERGY PERFORMANCE

Rateable Value 2017 Rating List – **To be Assessed**

For details of rates payable please contact Mid Devon District Council on 01884 - 255255.

Energy Performance Certificate: **Awaited**

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

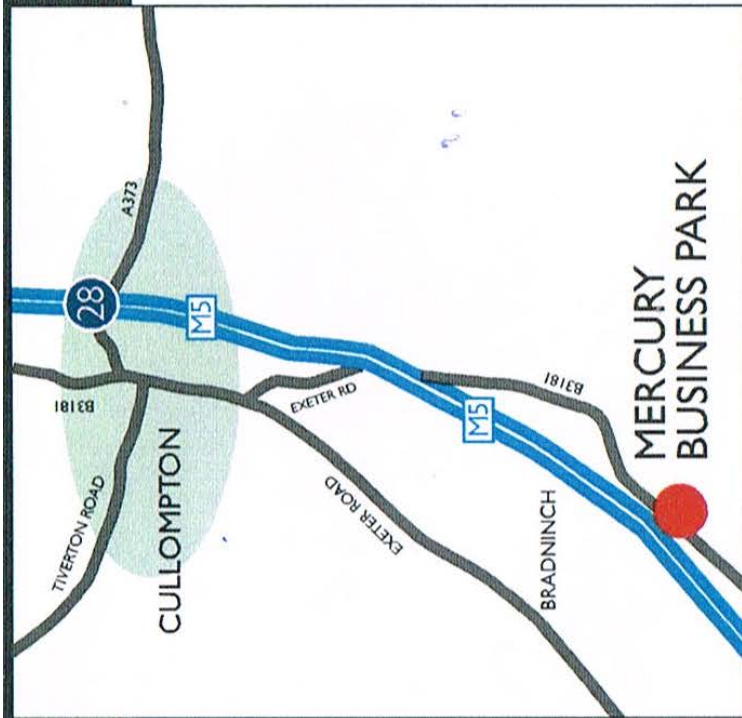
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16 March 2022



NOT TO SCALE