



alder king

PROPERTY CONSULTANTS

TO LET / MAY SELL

Car Parking Spaces, Mercury Business Park

Bradinch, Exeter, EX5 4BL (between Exeter and Cullompton)
12 Individual car parking spaces

Location | Description | Planning | Rates

Location

Located on the B3181 between Exeter and Cullompton, Mercury Business Park benefits from its proximity to the M5, with Junction 28 just 2.5 miles away.

Exeter is only 3 miles away, whilst Bristol is 70 miles away.

Description

12 individual parking spaces available. The spaces are located at the entrance to Mercury Business Park.

Planning

We are verbally advised that the accommodation has planning consent for use as parking, 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

Business Rates

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.



Terms

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 new full repairing lease with terms to be negotiated.

Rent

Spaces are available at £1,000 per a bay per annum + VAT.

Also available to purchase freehold by negotiation.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent or 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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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.