

UNIT C2

MERCURY BUSINESS PARK

Bradninch, Exeter (Near Cullompton) EX5 4BL

136 sq m (1,467 sq ft)



FOR SALE / TO LET

New build industrial unit

OPPORTUNITY

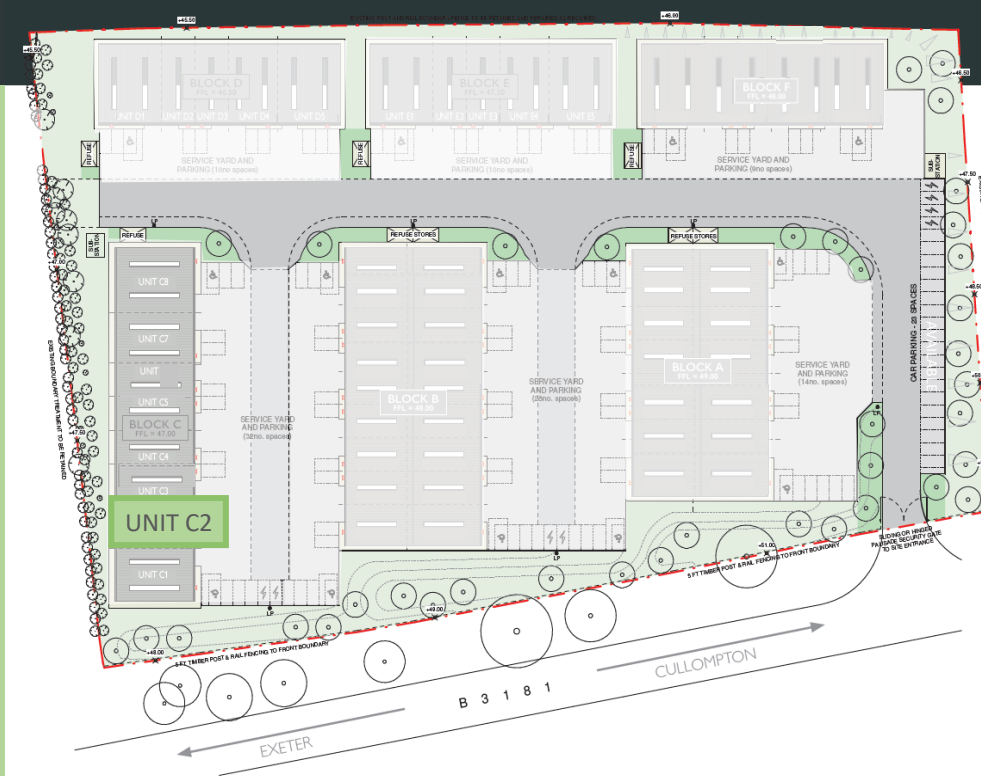
Unit C2 measures 136 sq m (1,467 sq ft) and benefits from planning consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under Classes E, B2 and B8 of the Use Classes Order 1987.










Mercury Business Park provides an exciting opportunity to either purchase or rent units, individually or combined. The quoting price for Unit C2 is **£293,400**. A new lease is available on a full repairing and insuring basis at a price of **£19,800 per annum**.

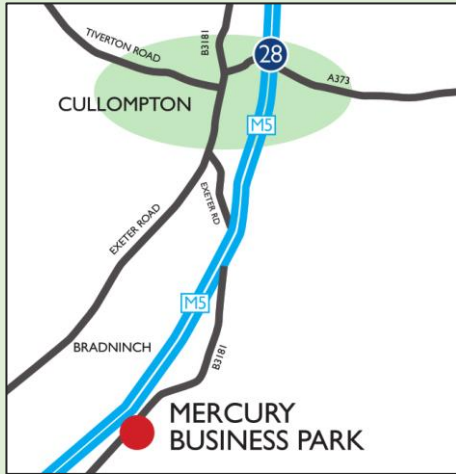
A management charge will be levied on a unit-by-unit basis to cover the maintenance and management of all common areas and services.

SPECIFICATION

The new build unit is finished to a premium specification with power floated concrete floors to achieve industry standard loadings, generous yard areas, mains services connections and premium composite cladding achieving a 'B' EPC rating.



<p>Modern, industrial unit of steel portal frame construction</p> 	<p>Internal eaves height of 6.5m</p> 	<p>High specification doors and windows</p> 
<p>Electric roller shutter doors and personnel doors to the front elevations</p> 	<p>Reinforced concrete yard and loading areas with allocated car parking</p> 	<p>10% minimum rooflight provision</p> 
<p>Three phase power supply</p> 	<p>Water and fibre services</p> 	<p>Secure, fully fenced site</p> 



ANTI - MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the [seller's] [landlord's] agent(s). This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

DRIVE TIMES

Location	Time (mins)	Distance (miles)
Taunton Town Centre	34	22.6
J25 M5	30	23.9
Tiverton Parkway Station	17	10.1
Tiverton Town Centre	19	9.8
J27 M5	15	8.7
Cullompton Town Centre	6	3.7
J28 M5	10	4.4
J29 M5	14	7.1
Exeter Airport	16	8.0
Exeter City Centre	25	10.2

Source: AA

FURTHER INFORMATION

To find out more about Mercury Business Park, the quoting prices and rents, availability and to secure the unit(s) you require, please contact the joint marketing agents:



KATIE PURRINGTON
+44 07513 482 451
katie.purrington@jll.com

TIM WESTERN
+44 07711 851 459
tim.western@jll.com



NOEL STEVENS
+44 07974 156 869
Nstevens@alderking.com

DANIELLE SENDRA
+44 07827 841 902
Dsendra@alderking.com

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