

FOR SALE / TO LET
SUITABLE FOR OWNER-OCCUPIERS,
LEASEHOLDERS AND
INVESTORS

MERCURY BUSINESS PARK

EXETER ROAD, NEAR CULLOMPTON



EX5 4LB

Business Units from 70 – 1,392 sq m (758 – 14,987 sq ft)

MERCURY BUSINESS PARK

EXETER ROAD, NEAR CULLOMPTON, EX5 4LB

Mercury Business Park offers a unique opportunity for business occupiers and investors within the industrial, logistics and manufacturing sectors.

Mercury Business Park extends to 1.93 hectares (4.79 acres) and is set within a pleasant environment close to junctions 28 and 29 of the M5 motorway. The site adjoins the M5 motorway and is accessed from the B3181, which links Cullompton and Exeter. The developer, GPG Developments Ltd is passionate about creating a high quality business environment which meets modern occupational requirements.

The development will include six separate blocks totalling just under 5,575 sq m (60,000 sq ft) of floor space. This can accommodate a variety of size requirements and will suit industrial, warehousing and distribution occupiers.



OPPORTUNITY

The site already benefits from planning consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under Classes B1, 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. New leases will be drawn on a full repairing and insuring basis. A management charge will be levied on a unit by unit basis to cover the maintenance and management of all common areas and services.

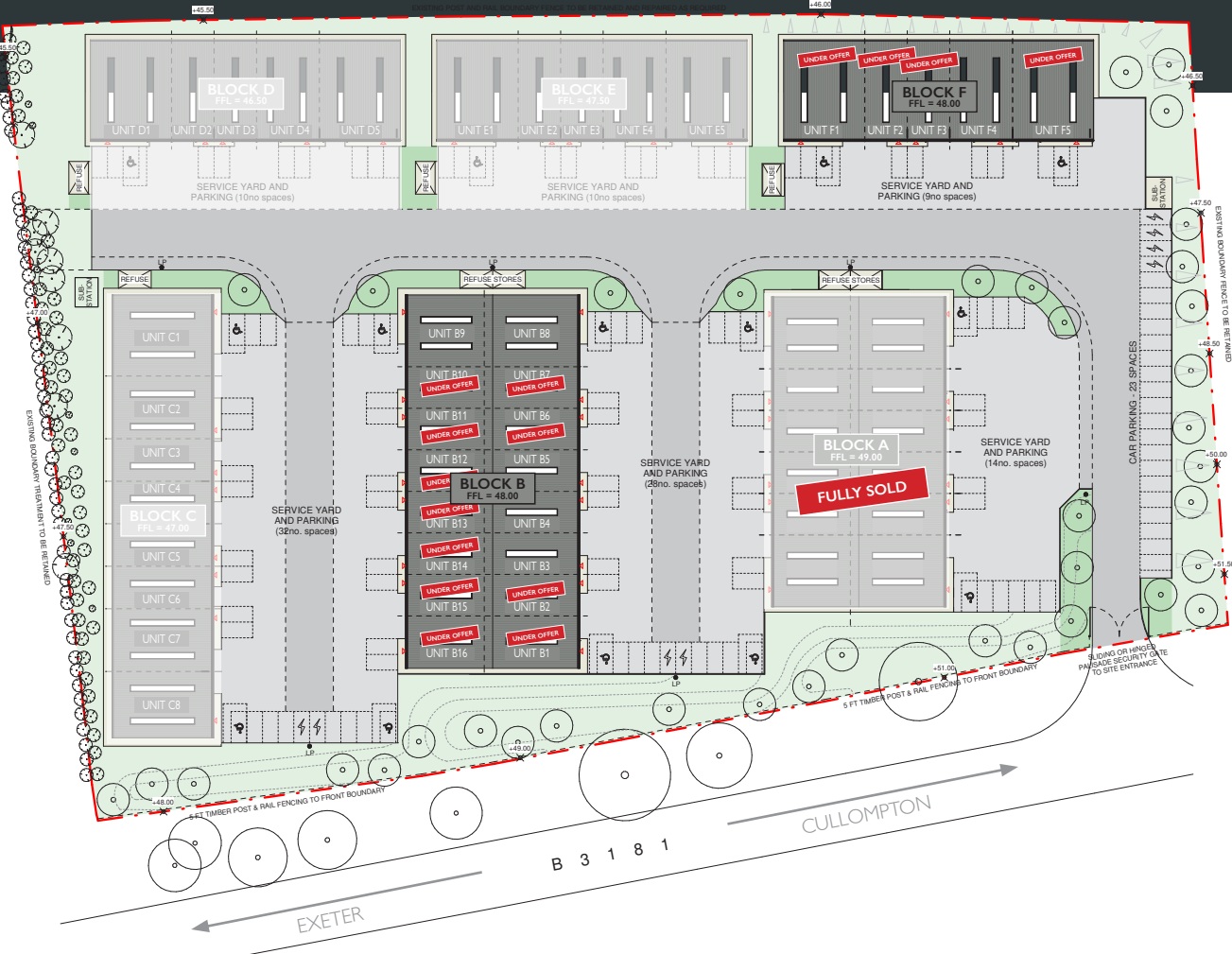
Turn-key design and build packages can also be provided for bespoke requirements.

Interested purchasers or tenants can secure units off plan or prior to Practical Completion. This will be via deferred completion or an Agreement for Lease.

SPECIFICATION

The new build units will be finished to a premium specification with a high quality design typically with the following features:

- Modern, industrial units of steel portal frame construction
- Internal eaves height of 6.5m
- Power floated concrete floor
- Electric roller shutter doors and personnel doors to the front elevations
- Reinforced concrete yard and loading areas with allocated car parking to each unit
- 10% minimum rooflight provision
- Concrete floor slab with industry standard floor loading
- Factory engineered composite cladding
- High specification doors and windows



SERVICES

- Power – Three phase power supply to each unit
- Telecoms - fibre services will be available on site giving superfast broadband
- Water – private 32mm supplies to each unit
- Security – fully fenced site with secure double gates at the entrance
- Electric Charging – car charging points included on site
- Reinforced concrete roads and yards with external lighting
- Designated visitors / shared parking spaces
- Additional parking available via separate negotiation

ACCOMMODATION SCHEDULE

PHASE 1 – BLOCK A **FULLY SOLD/ LET**

PHASE 2 – BLOCK F

Unit	Area (sq m)	Area (sq ft)
F1	UNDER OFFER	170
F2	UNDER OFFER	92
F3	UNDER OFFER	92
F4		136
F5	UNDER OFFER	170
Total	660	7,104

PHASE 2 – BLOCK B

Unit	Area (sq m)	Area (sq ft)
B1	UNDER OFFER	103
B2	UNDER OFFER	86
B3		86
B4		86
B5		86
B6	UNDER OFFER	86
B7	UNDER OFFER	86
B8		145
B9		118
B10	UNDER OFFER	70
B11	UNDER OFFER	70
B12	UNDER OFFER	70
B13	UNDER OFFER	70
B14	UNDER OFFER	70
B15	UNDER OFFER	70
B16	UNDER OFFER	84
Total	1,392	14,987

MERCURY BUSINESS PARK

EXETER ROAD, NEAR CULLOMPTON, EX5 4LB

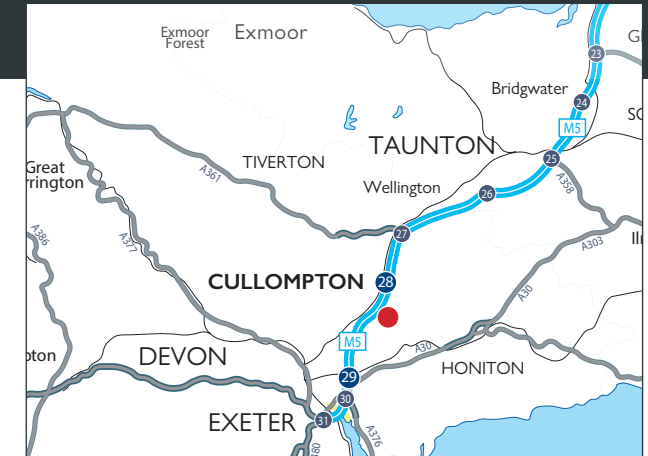
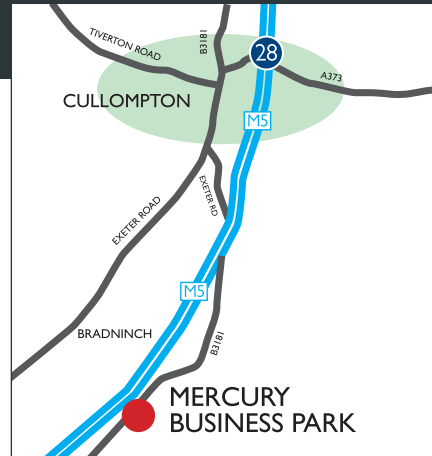
PHASES AND TIMING

Phase 1 of Mercury Business Park has been completed. Phase 2 comprises Blocks B & F. Block F is now complete and ready for occupation, and Block B will be ready in May 2022. Phase 3 (Blocks C, D & E) will be delivered following the completion and sale of Phase 2.

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 Fowler
Katie.Fowler@eu.jll.com
+44 7513 482451

Kye Daniel
kye.daniel@eu.jll.com
+44 7525 913326



Noel Stevens
NStevens@alderking.com
+44 7974 156869

Will Acock
WAcock@alderking.com
+44 1392 353094

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