

FINAL PHASE UNDER CONSTRUCTION

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

# MERCURY BUSINESS PARK

EXETER ROAD, NEAR CULLOMPTON

 EX5 4BL

Business Units from 92 - 660 sq m (986 - 7105 sq ft)



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**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 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. 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.

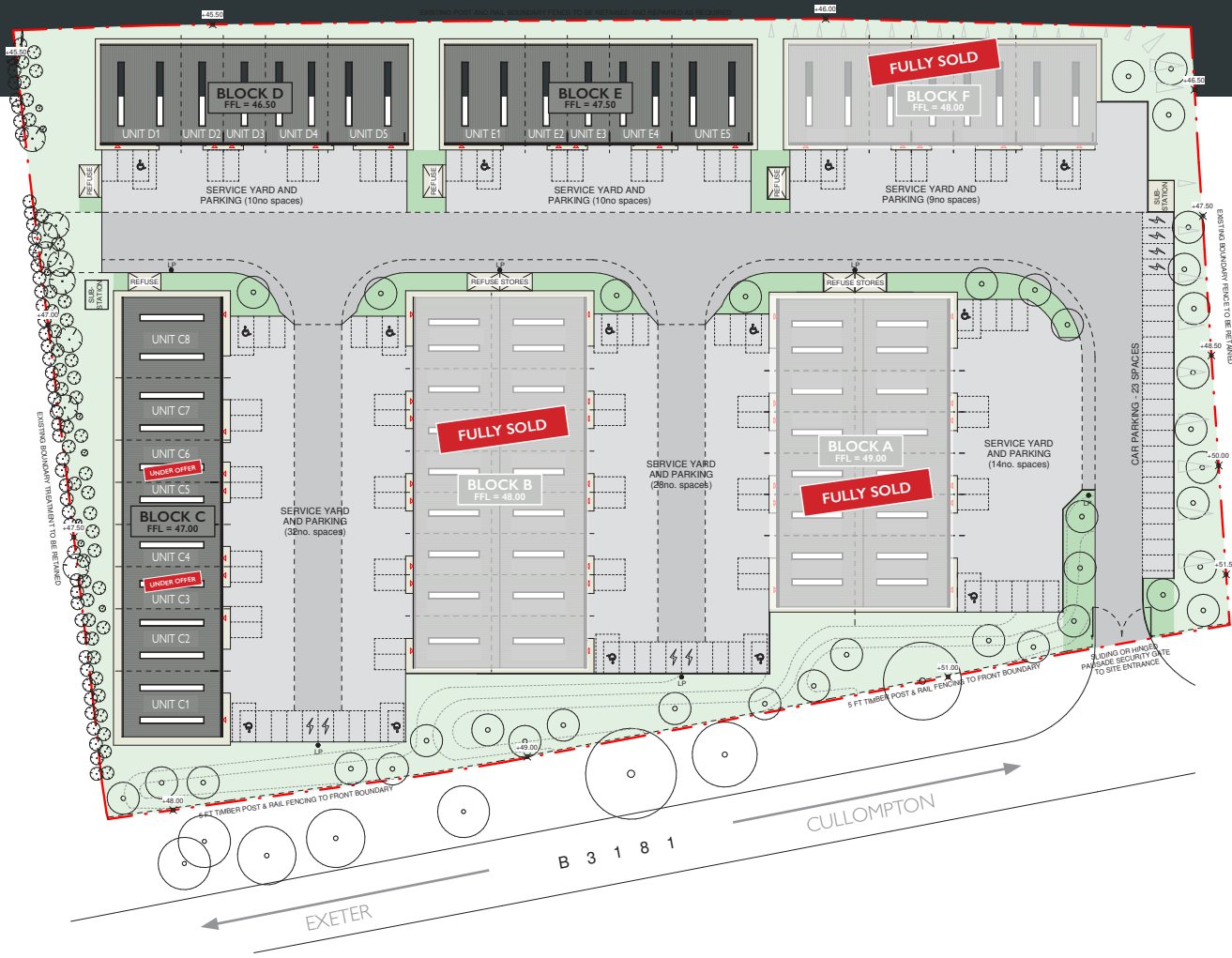
Turn-key design and build packages can also be provided for bespoke requirements.

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 boundaries
- Additional parking available via separate negotiation

## ACCOMMODATION SCHEDULE

### PHASE I AND 2 **FULLY SOLD/ LET**

#### FINAL PHASE – BLOCK C

Unit	Area (sq m)	Area (sq ft)
C1	138	1,463
C2	136	1,463
C3	<b>UNDER OFFER</b> 92	986
C4	92	986
C5	92	986
C6	<b>UNDER OFFER</b> 92	986
C7	136	1,466
C8	170	1,834
<b>Total</b>	<b>947</b>	<b>10,189</b>

#### FINAL PHASE – BLOCK D

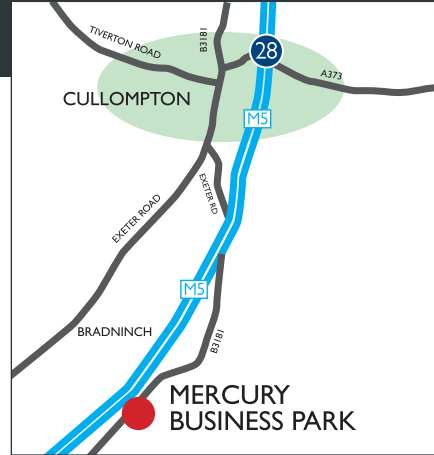
Unit	Area (sq m)	Area (sq ft)
D1	170	1,834
D2	92	986
D3	92	986
D4	136	1,466
D5	170	1,834
<b>Total</b>	<b>660</b>	<b>7,105</b>

#### FINAL PHASE – BLOCK E

Unit	Area (sq m)	Area (sq ft)
E1	170	1,834
E2	92	986
E3	92	986
E4	136	1,466
E5	170	1,834
<b>Total</b>	<b>660</b>	<b>7,105</b>

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## PHASES AND TIMING

Phase 1 and 2 of Mercury Business Park have been completed. Phase 3 comprises of Blocks C, D and E and will be ready in August 2023. Reservations for Phase 3 are being accepted now.

## 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:



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