

FOR SALE / TO LET

MERCURY BUSINESS PARK

EXETER ROAD, NEAR CULLOMPTON



Business Units from 70 – 1,150 sq m (753 – 12,379 sq ft)

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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.

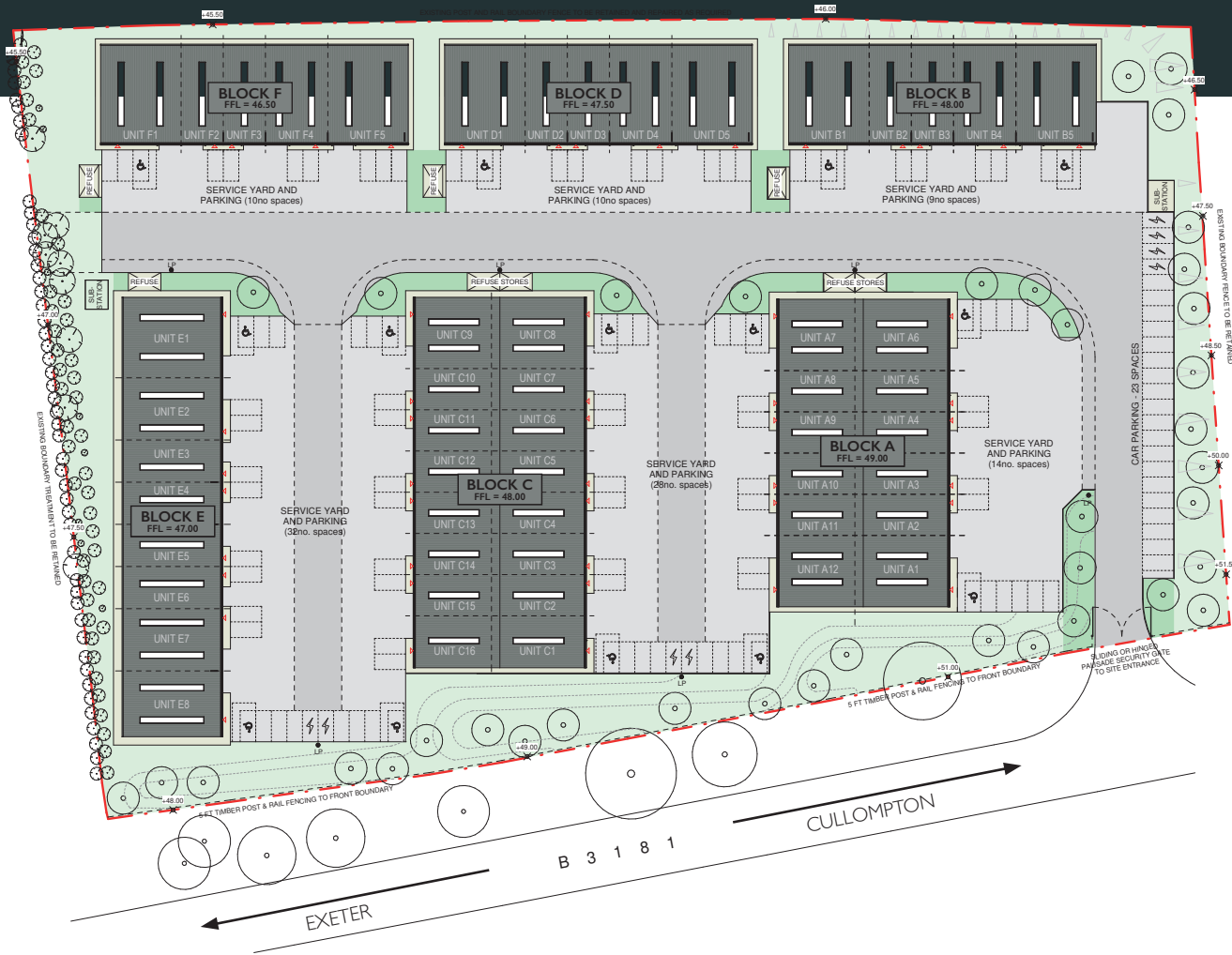
Turn-key design and build packages can also be provided for bespoke requirements.

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
- External waste storage to be provided for each block
- Bitmac road and concrete yards with external lighting
- Designated visitors / shared parking spaces

ACCOMMODATION SCHEDULE

PHASE I – BLOCK A

Unit	Area (sq m)	Area (sq ft)
A1	145	1,560
A2	86	926
A3	86	926
A4	86	926
A5	86	926
A6	145	1,560
A7	118	1,270
A8	70	753
A9	70	753
A10	70	753
A11	70	753
A12	118	1,273
Total	1,150	12,379

PHASE I – BLOCK B

Unit	Area (sq m)	Area (sq ft)
B1	170	1,830
B2	92	990
B3	92	990
B4	136	1,464
B5	170	1,830
Total	660	7,104

LATER PHASES – BLOCKS C, D, E AND F

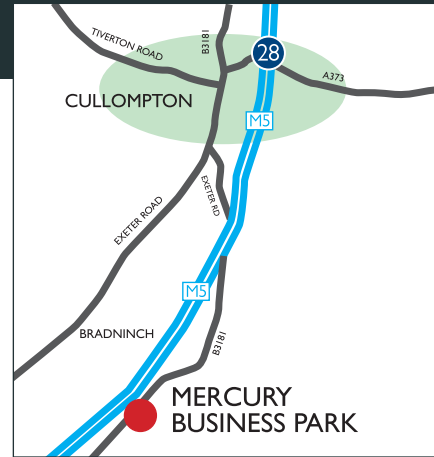
These future phases will also provide individual units ranging in size from 70 – 170 sq m (758 – 1,834 sq ft) each. As with Blocks A & B, the units can be taken individually or combined.

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PHASES AND TIMING

Phase I of Mercury Business Park will include the construction of Blocks A & B, the site entrance and key infrastructure. These will be available for occupation by the end of 2020. Future phases, to include Blocks C – F, will commence following completion of Phase I.



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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