

alder king
PROPERTY CONSULTANTS

FOR SALE

Unit A7, Mercury Business Park

Bradninch, Exeter, EX5 4BL (between Exeter and Cullompton)
Modern end of terrace industrial unit – 1,270 sq. ft. approx. (118 sq. m).

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.

Accommodation

Description
Unit A7 benefits from planning consent for manufacturing, general industrial, office, warehousing and distribution uses within Classes E, B2 and B8 of the Use Classes Order.

Constructed in 2020, the property comprises a modern, high-quality industrial/warehouse unit finished to an excellent specification. The unit features premium composite-clad elevations and roof, together with power-floated concrete floors designed to accommodate industry-standard loadings.

Generous glazing provides excellent levels of natural light throughout the accommodation.

Externally, the property benefits from a substantial yard and parking area, offering ample space for loading, circulation and vehicle parking. The unit is connected to all main services and is further complemented by WC facilities and a fitted kitchenette.

BLOCK A	Sq. ft	Sq. m
Unit A7	**1,270**	**118**



Planning | Rates | EPC | Terms | Price

Planning
We are verbally advised that the accommodation has planning consent for Class E, B2, B8 use, 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
Current rateable value (from 1st April 2026 to present): **£14,500**
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.
Summary valuation - Valuation Office Agency - GOV.UK

Energy Performance Certificate
An EPC has been commissioned and will be available for inspection.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the
RICS Real Estate Code for Leasing 2020

Sale Price
The freehold interest in the property is offered for £270,000 + VAT.

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 purchase price.
We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML
A successful 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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Exeter
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2. Misrepresentation Act 1967

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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 adv ce from a specialist source

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