



**Turner Locker**  
Commercial Property Consultants

# EXETER

## SUMMERWAY

EX4 8HX



## **TO LET** **IN SUMMER HOUSE BUSINESS CENTRE**

**UNIT 1 WAREHOUSING - 364 sq m (3917 sq ft)**  
**New Lease – only £4.72 per sq ft PA**

**ALLOCATED CAR PARKING / OUTSIDE STORAGE**

## LOCATION & DESCRIPTION

Summer House is a Business Centre located in Summerway near the junction with Exhibition Way, just off the inner bypass. The new ALDI Store and the Sainsburys Superstore are nearby. Summer House has easy access to the city centre and the M5 Motorway, Sowton Industrial Estate and The Exeter Business Park via the improved link road.

Measurements are approximate;

**Unit 1 is a Warehouse Unit for storage & distribution or light assembly/manufacturing. It has its own admin reception/ admin offices, a store and ladies and mens toilets.**

**There is an unloading area in front of the warehouse and parking / open storage at the side.**

<b>Warehouse;</b>	<b>333.2 sq m</b>	<b>(3585 sq ft)</b>
<b>Store;</b>	<b>7.5 sq m</b>	<b>(81 sq ft)</b>
<b>Office</b>	<b>23.3 sq m</b>	<b>(251 sq ft)</b>
<b>Mens &amp; Ladies Toilets</b>		
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<b>TOTAL</b>	<b>364 SQM</b>	<b>(3917 SQFT)</b>

### **SERVICES;**

We are informed that all main services are provided including three phase electricity.

**TO LET; A new 5-year lease - £18500 per annum exclusive + VAT  
Only £4.72 per sq ft PA**

### **BUSINESS RATES**

**Unit 1; RV £12750 payable 2008/09 approx; £5890**

### **VIEWING**

**Turner Locker**

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### **SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE**

#### *Misrepresentation Act*

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