



Turner Locker
Commercial Property Consultants

TO LET

PROMINENT WAREHOUSE



**APPROXIMATELY 432.54 sq m (4,656 sq ft)
4 X DESIGNATED PARKING BAYS**

**UNIT 4 ULYSSES PARK, HERON ROAD,
SOWTON INDUSTRIAL ESTATE
EXETER, EX2 7LL**

**AN OPPORTUNITY TO ACQUIRE A PROMINENT WAREHOUSE ON ONE OF
THE PRINCIPLE ROUTES THROUGH EXETER'S MAJOR BUSINESS LOCATION**

SITUATION AND DESCRIPTION

Exeter is an historic Cathedral City and is recognised as the administrative and commercial centre for the County of Devon. The premises are conveniently located on the Sowton Industrial Estate which is adjacent to junctions 29 and 30 of the M5 motorway. The area provides one of the city's major business locations and occupiers within the vicinity include B&Q, Jewsons and Wickes. The Estate has recently benefited from an expansion on the Northern boundary in the form of the Exeter Business Park which provides a range of modern warehouse and office accommodation, together with the Met Office, Regus Business Centre and Ashfords Solicitors

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London

The property comprises a ground floor warehouse with front pedestrian and rear HGV loading via a full height loading door. Internally the space has been sub divided to provide ground floor offices on the front elevation and a small mezzanine level to the rear. Externally there is a shared rear service yard within which there are 4 allocated parking bays.

ACCOMMODATION

Unit Width	36'6"	11.12m
Unit Depth	117'8"	35.86m
Front Office Area	897 sq ft	83.33 sq m
Warehouse	3367 sq ft	312.79 sq m
Mezzanine	392 sq ft	36.41 sq m

TOTAL **4656 sq ft** **432.54 sq m**

TENURE

A new 3, 6 or 9 year FRI lease is available with 3 yearly rent reviews outside the security of tenure provisions of the Landlord & Tenant Act 1954 pt II.

RENT

A commencing rent of £21,000 per annum is sought (£4.50 p.s.f)

RATES

We have gained the following information via the Valuation Office website and you are advised to check

Rateable Value	£30,000
Rates Payable	£12,420 per annum (2010/2011)

SERVICES

Mains water, drainage and electricity are available

LEGAL COSTS

Each party are to bear their own legal costs.

VAT

All figures quoted are plus VAT where chargeable

VIEWING

Strictly by prior appointment only

JOINT AGENTS

**Mark Turner
Turner Locker
Southernhay Lodge
1a Barnfield Crescent
Exeter
EX1 1QT**

Tel: 01392 201202

mark@turner-locker.co.uk

**Adam Parsons
Aaron Parsons
Lynx House
Pynes Hill
Exeter
EX2 5JL**

Tel: 07808 473248

SUBJECT TO CONTRACT

Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.