



# Turner Locker Barnfield

Commercial Property Consultants

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## EXETER

### UNIT 6, CYGNET UNITS SOWTON EX2 7LL



**TO LET**  
**INDUSTRIAL WAREHOUSE UNIT**  
**137.92 sq m 1484 SQ FT)**  
**INC. 45.12sq m (485 sq ft) Mezzanine**



### **LOCATION & DESCRIPTION:**

Sowton Industrial Estate is located just off the M5 Junctions 29 & 30 and approximately 3.5 miles East of the City Centre. The Cygnet Units comprise 12 industrial/warehouse units, set on a communal tarmac forecourt and located off Heron Road.

#### Workshop/warehouse area

7.99m x 5.62m – **44.90 sq m**

with roller shutter door a separate pedestrian door and a washroom/wc  
Door to

#### Workshop Office under mezzanine with large window

7.63 x 6.27 - **47.9 sq m**

#### Mezzanine – 45.12 sq m

Comprising -

Open area – 7.95m x 2.4m

Office 3.47m x 4.83 with window

Office 2 3.41m x 2.72m with roof light



### **RENTAL**

New lease of negotiable term is offered, commencing rental of £10,750 pa  
Exclusive + VAT.

A service charge and buildings insurance are at additional cost.

### **SERVICES**

3 phase electricity and gas are available at the unit.



**BUSINESS RATES** Taken from VOA Website: -  
RV: £10,250 Payable (2023 - Present)



**AGENTS:**

**Turner Locker Barnfield Ltd**

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