



Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

email: management@turner-locker.co.uk  
web: www.turner-locker.co.uk

## 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**  
Southernhay Lodge  
Barnfield Crescent  
Exeter  
EX1 1JG  
Tel: (01392) 201 202  
FAO Mark Turner  
[mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) or [admin@turner-locker.co.uk](mailto:admin@turner-locker.co.uk)  
[www.turner-locker.co.uk](http://www.turner-locker.co.uk)