



# Turner Locker Barnfield

Commercial Property Consultants

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## **EXETER**

### **5 Cygnet Units**

### **Sowton Industrial Estate EX2 7LL**



## **TO LET**

**APPROX 149.79 SQM (1611 SQFT)**

**INCLUDES A MEZZANINE OFFICES 37.44 SQM (403 SQFT)**



## LOCATION

Sowton Industrial Estates is situated just off Junction 30 of the M5 Motorway and within easy reach of all main trunk roads for the region. The Cygnet Units are located off Heron Road and are approximately 3.5 miles East of the City Centre.

This is a development of 12 industrial/warehouse units, each having a roller shutter door with good eaves height and a separate pedestrian door give access to the unit. Approx measurements;

### **Ground floor Workshop/Warehouse;**

12.1 m x 7.82m = **94.62 sq m** overall (including a reception office/kitchen. 5.85m x 1.90m)

**Note;** The rear of the unit 7.84m x 4.41m has reduced headroom of 2.36m under the offices

Mezzanine store 3m x 5.89m - **17.67 sq m**

### **Mezzanine offices;**

Office 1 4.54m x 4.85m door to

Office 2 4.54m x 2.81

37.5 sqm, windows to rear, suspended ceiling, recessed lighting.

**RENTAL;** New lease, negotiable term, rental of £10750 pa, + VAT.

Additional Costs; There is an estate service charge of £800 PA + VAT (payable quarterly at £200 per quarter + VAT),  
and buildings insurance, currently £220 PA + VAT.

**SERVICES;** 3 phase electricity and gas are available.

**BUSINESS RATES;** Rateable Value £10,250

Eligible for 100% SBRR

## ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being undertaken

### **TURNER LOCKER BARNFIELD LTD**

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