



Turner Locker

Commercial Property Consultants

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EXETER

UNIT 1, CYGNET UNITS

Sowton Industrial Estate

EX2 7LL



TO LET

APPROX 93.3 sqm (1004 sq ft)



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.

12.05m x 7.75m = 93.3 sq m overall, including a reception office.

RENTAL; New lease, negotiable term, rental of £10,750 pae + VAT.

Additional Costs approx.; 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 – £8100 therefore eligible for 100% small business rate relief.

VIEWING AND FURTHER INFORMATION FROM:

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