



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

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

EXETER

**3 CYGNET UNITS
SOWTON Ind. Est.
EX2 7LL**



TO LET

93.3 SQM (1004 sq. ft.)

**LOCATION:**

Sowton Industrial Estate is situated just off Junction 30/29 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.

APPROX. MEASUREMENTS:

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

RENTAL:

New lease, negotiable term, rental of £9,250 pa + VAT.

Additional Costs; There is an estate service charge of £788 pa + VAT - (payable quarterly at £197 per quarter + VAT), also buildings insurance, currently £180 pa + VAT.

SERVICES; 3 phase electricity and gas are available.

VIEWING:

Viewing is by appointment with **Turner Locker Barnfield** as letting and managing agents for the building.

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE*Misrepresentation Act*

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