



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
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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;

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