



Turner Locker

Commercial Property Consultants

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EXETER **2 CYGNET UNITS** **SOWTON Ind. Est.** **EX2 7LL**



TO LET

93.84 SQM (1009 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 m x 7.82m = 93.1 sq m overall, including & a cloakroom and office area 6.27m x 3.83m with light storage area above

The unit we are informed has been rewired recently and has some compressed air lines that will be left.



**RENTAL:**

New lease, negotiable term, rental of £10,500 pa + VAT.

Additional Costs; There is an estate service charge and buildings insurance,

Business Rates – current rateable value £8,400 (1 April 2023 to present)

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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