

TO LET

INDUSTRIAL / STORAGE UNIT WITH PARKING ON THE POPULAR SOWTON INDUSTRIAL ESTATE

Approximately 150 sq.m (1,611 sq.ft) together with allocated Parking

**UNIT 5 CYGNET UNITS, SOWTON INDUSTRIAL ESTATE
EXETER, DEVON, EX2 7LL**



An opportunity to occupy this small and economical Industrial / Storage unit on the sought after Sowton Industrial Estate with allocated parking. The Cygnet Units forms two terraces leading off Heron Road with central parking. The Units offer easy access to Exeter City centre plus the main trunk roads of the M5 Motorway plus the A30 / A38 and A380 dual carriageways.

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SITUATION AND DESCRIPTION

The premises are located on the popular Sowton Industrial Estate just off of Kestrel Way, then Mallard Road and finally Heron Road in the heart of the Estate. The premises are located in the left hand terrace with a pedestrian door and a roller shutter door for vehicular access. The premises are within easy reach of both the M5 motorway and the A30 dual carriageway, plus offering ease of access to the City centre. The estate has a varied mix of users including industrial, warehousing, trade counter and office, with these premises ideally suiting a Manufacturing / Trade Counter or Storage/ Distribution user with ease of access to the M5 and the City.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area including the Princesshay development.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from the central courtyard via either a pedestrian door into the Office or a roller shutter door to

Workshop

12.08m x 7.82m (39'8" x 25'8") max

Concrete floor. Roller shutter door to the front courtyard area. Overhead lighting with power as fitted. Translucent roof lights. To the rear is a workshop area under the mezzanine floor.

Mezzanine Storage Area

5.49m x 3.00m (18'0" x 9'10") max

Useful storage area with stairs from the workshop.

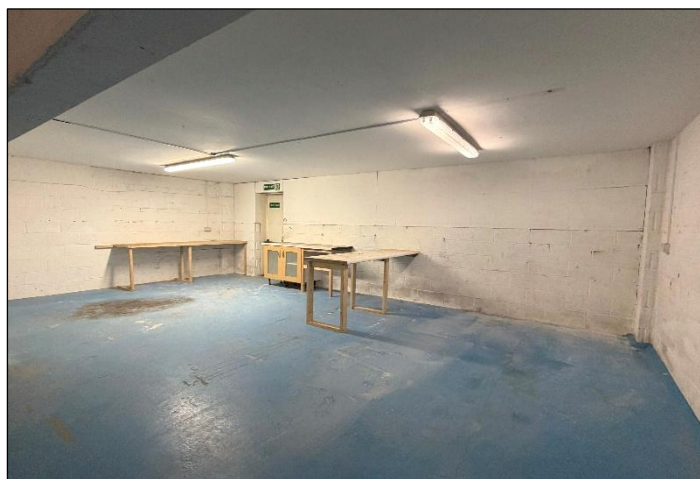
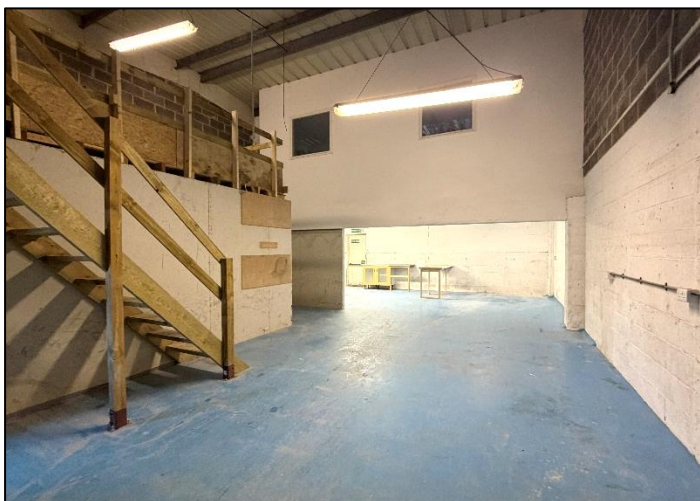
Toilet

Low level WC suite with wash hand basin. Window.

Office / Reception

5.86m x 1.89m (19'3" x 6'2") max

Constructed within the workshop is an Office / Reception with part glazed door with adjacent window. Power and light as fitted. Worktop with inset stainless steel sink unit with cupboards below. Space for fridge. Vinyl flooring. Stairs leading up to ...



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First Floor Offices 7.76m x 4.53m (25'5" x 14'10") max
Currently arranged as 3 areas but could be opened up into one large space. Windows to the rear elevation. Laminate floor. Suspended ceiling with strip lighting. Power as fitted.

EXTERNALLY

To the front of the Units is a loading area plus parking spaces.

RENT

£10,750 per annum plus VAT, payable quarterly in advance.

TENURE

The premises are available on a new 6 year lease with an upwards only rent review at the end of the 3rd year, plus a tenant only break clause at the midway point providing 6 months prior written notice. The landlord will be responsible for the external repairs and decorations with the tenant therefore only responsible for the internal repairs and decorations.

SERVICE CHARGE

An Estate service charge is payable for landscaping and any shared services (£200 per quarter 2025) plus the reimbursement of the buildings insurance (220 plus VAT 2025).

BUSINESS RATES

Rateable Value:	£10,750	(2023 valuation)
	£11,250	(2026 Valuation)

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this reduction, contact Exeter City Council on 01392 277888.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a summary is shown below, a full copy can be downloaded from the web site. The rating is: E 104

SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in setting up the new lease.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0901)



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Energy performance certificate (EPC)

5 Cynnet Units Heron Road EXETER EX2 7LL	Energy rating E	Valid until: 28 October 2035 Certificate number: 3223-1440-6383-5700-5730
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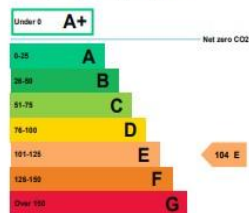
Property type	Offices and Workshop Businesses
Total floor area	144 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

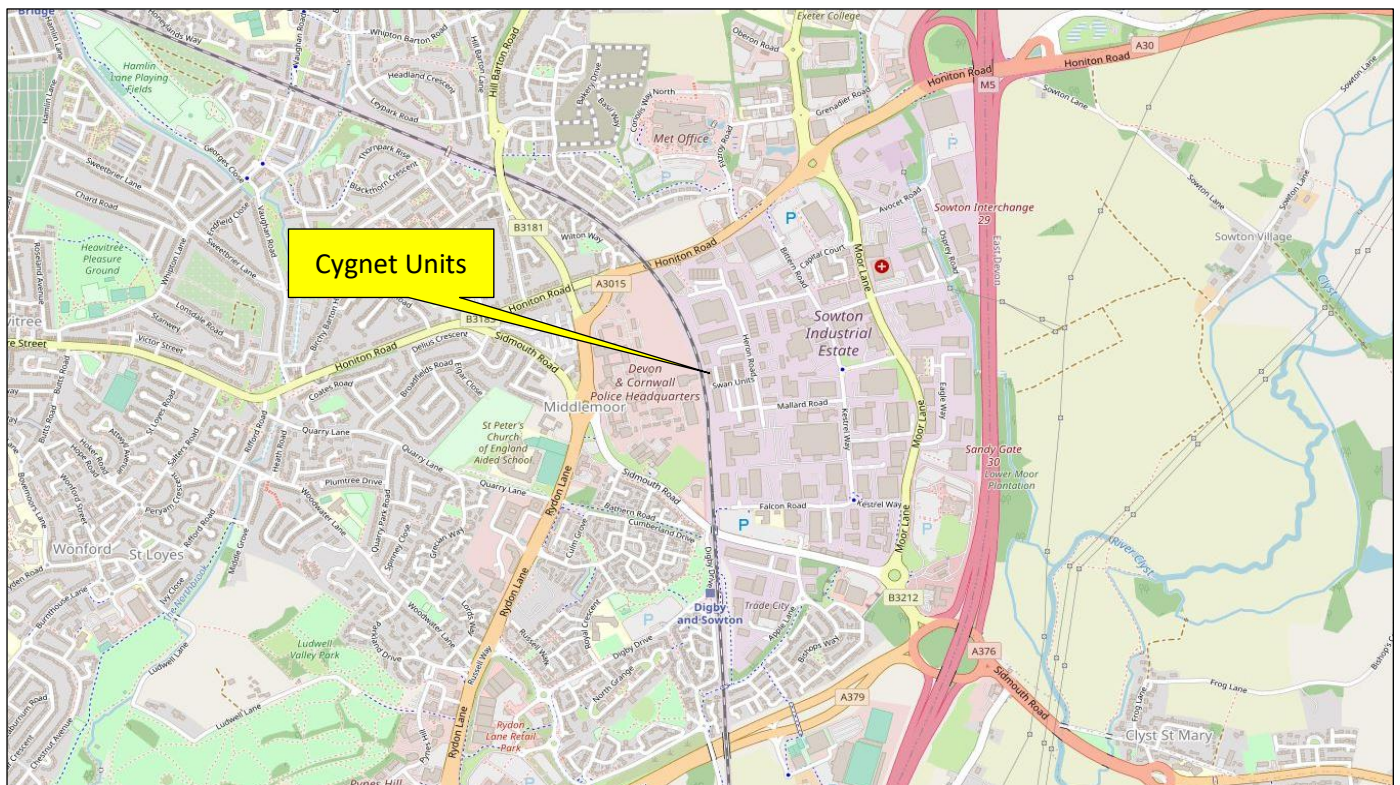
Properties similar to this one could have ratings:

If newly built	8 A
If typical of the existing stock	31 B

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.