

TO LET

WAREHOUSE UNIT WITH ALLOCATED PARKING ON THE POPULAR SOWTON INDUSTRIAL ESTATE

Approximately 430 sq.m (4,625 sq.ft) together with 6 Parking Spaces

WAREHOUSE REAR OF DENMARK HOUSE, KESTREL WAY, SOWTON INDUSTRIAL ESTATE, EXETER, DEVON, EX2 7LS



An opportunity to occupy a Warehouse / Storage unit on the sought after Sowton Industrial Estate with ample parking. The premises are located at the rear of a larger unit and are divided into 4 warehouse areas with covered loading bay. Easy access to the M5 motorway and Exeter City centre.

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SITUATION AND DESCRIPTION

The premises are located on the popular Sowton Industrial Estate just off of Kestrel Way and then Mallard Road in the heart of the Estate. The premises are located at the rear of the building with easy access via a large loading and unloading area with parking for up to 6 vehicles. 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 Warehouse / Storage or 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. The premises would ideally suit a company distributing to the whole of Devon due to its proximity to all major trunk roads.

ACCOMMODATION

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

Approached from the rear loading courtyard via a pedestrian door or two roller shutter doors into the

Warehouse No 1 **14.44m x 7.61m (47'4" x 24'11") max**
Roller shutter door to loading area. Concrete floor. High level windows. Maximum eaves height of 4.69m (15'4"). Wide access leading to



Warehouse No 2 **14.35m x 10.46m (47'1" x 34'4") max**
Concrete floor. Access for forklift to areas 3 & 4. Overhead lighting with power as fitted. Maximum eaves height 3.93m (12'10").

Warehouse No 3 **11.88m x 10.72m (38'11" x 35'2") max**
Concrete floor. Overhead lighting and power as fitted. Maximum eaves height 2.7m (8'10").

Warehouse No 4 **7.09m x 5.96m (23'3" x 19'6") max**
Roller shutter door providing access to a shared covered loading bay. Concrete floor. Maximum eaves height 4.69m (15'5"). Power and light as fitted. Pedestrian Door to courtyard.

Toilet

The landlords will install Toilet including a WC and wash basin.



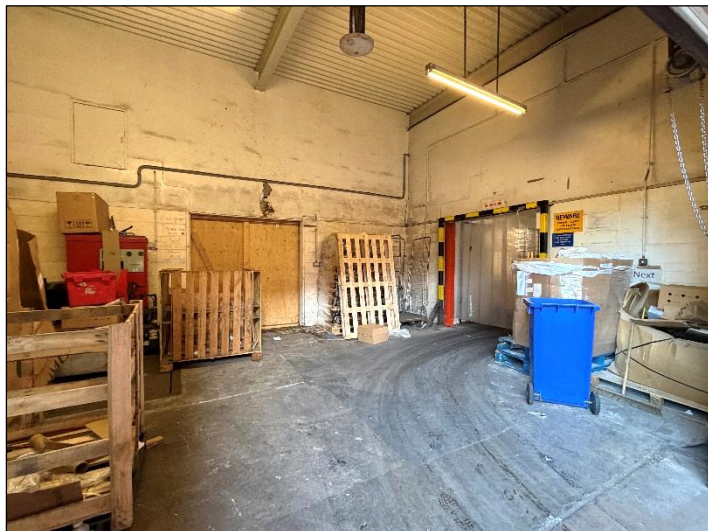
EXTERNALLY

To the rear and side of the premises is a large concreted loading and unloading area with parking for 6 vehicles.

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RENT

A rent of £29,500 per annum plus VAT is sought payable quarterly in advance for this useful warehouse premises on a sought after Exeter Industrial Estate.

TENURE

The premises are available on a new 3 or 6 year lease with an upwards only rent review at the end of the 3rd year and 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.

A service charge will be payable towards the costs of services such as water and drainage, plus buildings insurance. The tenants will also contribute towards the Business Rates and electricity used. The lease will be contracted outside the Landlord and Tenant Act.

ENERGY PERFORMANCE CERTIFICATE

A Commercial EPC has been obtained for the property, a summary is shown below, a full version is available to download from the web site. The rating is: C 68

VAT

VAT is payable on the rent and any service charge.

LEGAL COSTS

The tenant is to contribute £350 plus VAT towards the landlord's legal costs, including abortive fees.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0902)



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Energy performance certificate (EPC)

Denmark House, Kestrel Way Sowton Industrial Estate EXETER EX2 7LS	Energy rating C	Valid until: 9 August 2032 Certificate number: 6331-4585-7592-1470-1885
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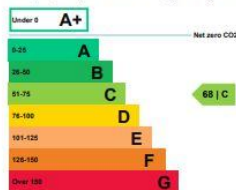
Property type	Storage or Distribution
Total floor area	3681 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 9 | A

If typical of the existing stock 38 | B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	8.81
Primary energy use (kWh/m2 per year)	94

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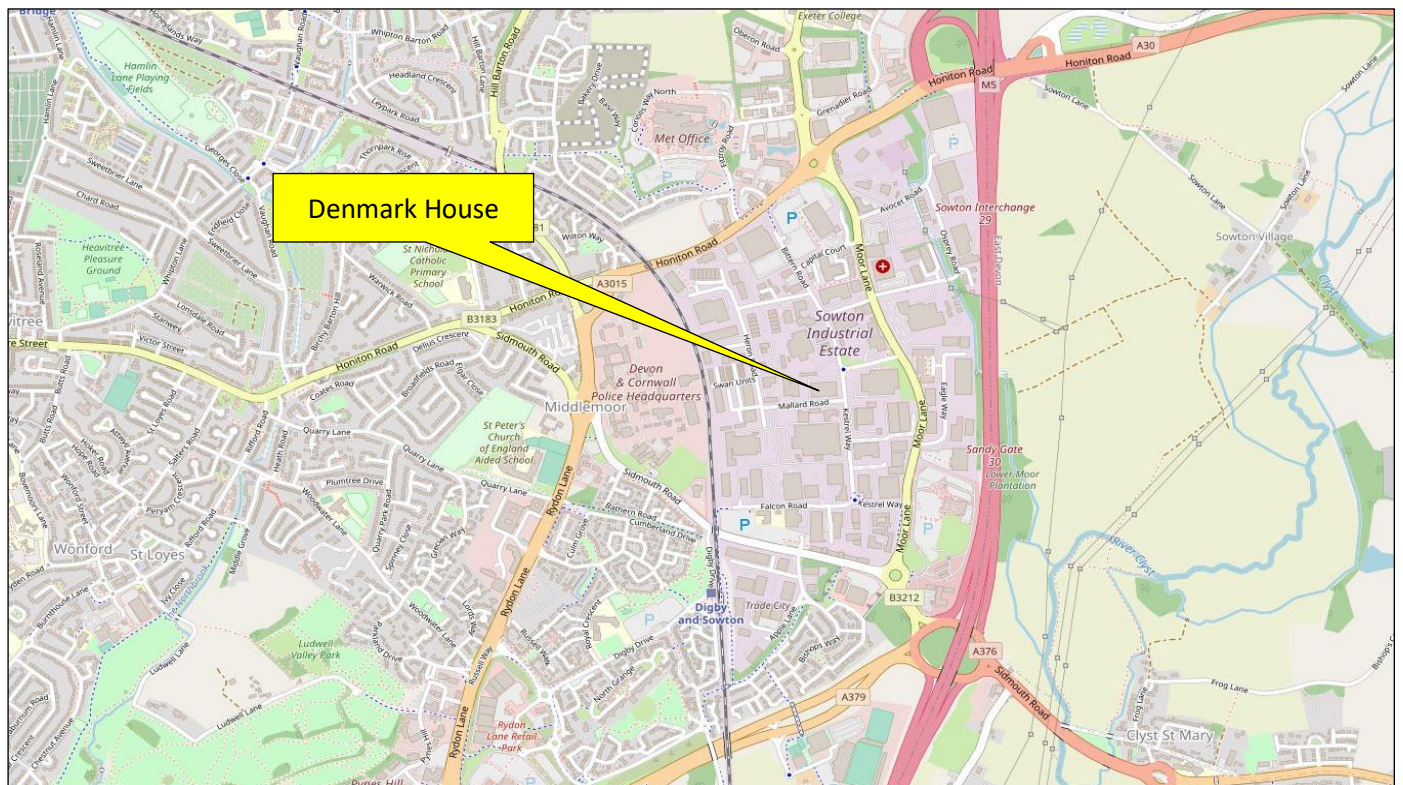
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.