

**TO LET**

# Unit 9 Centurion Mill

Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LA

Ground floor industrial unit/ trade counter – 2,500 sq. ft gross approx.

# Location

Centurion Mill benefits from one of the highest profile locations in Sowton, sitting on the corner of Kestrel Way and Moor Lane, just off junction 30 of the M5.

It has excellent road links being only 0.3 miles from Junction 30, M5 and 1.0 mile from Junction 29, M5.

The route to Junction 29 also takes you to the bottom of the A30, providing easy access for all types of vehicles directly off the motorway network.

Public transport links include Digby and Sowton Station which is a 0.6-mile drive, or a 12-minute walk from the building.

There are also bus routes running down Moor Lane and through Sowton at peak times.

Neighbouring occupiers include Greggs, Exeter College, Howmet, Screwfix and Jewson's.

**M5, J30**



**0.3 miles**

**M5, J29**

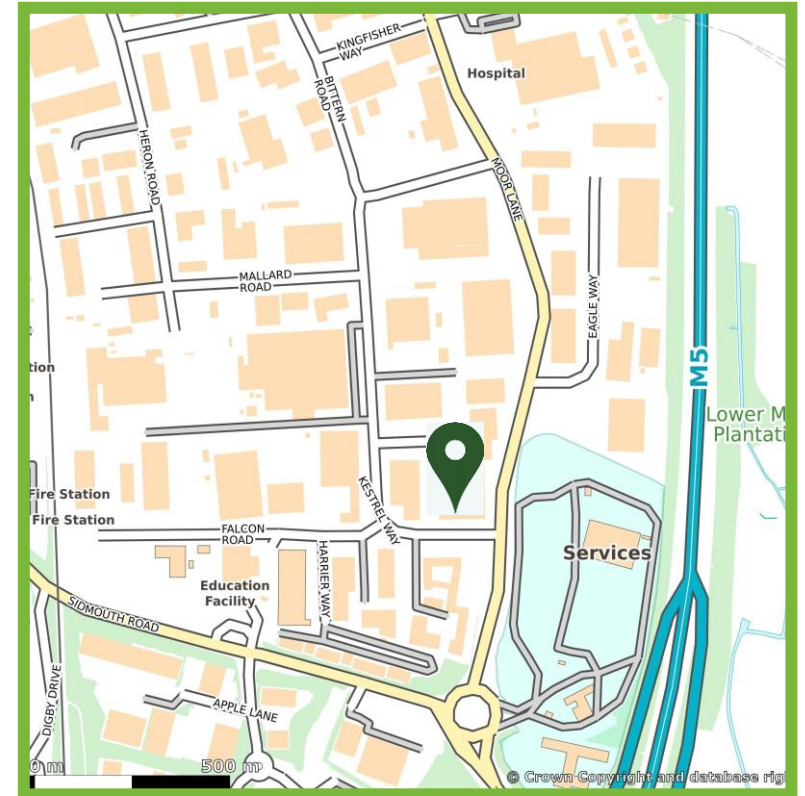


**1 mile**

**City Centre**



**3.2 miles**



# Accommodation

## Description

The property comprises a ground floor industrial unit/ trade counter.

Internally, the property currently benefits from a separate customer sales area, with views though to the open plan storage space to the rear.

The space also benefits from a separate kitchenette, and W/Cs.

## Parking

The accommodation has a total of 5 available parking spaces.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Whole	2,500	232.28
<b>TOTAL</b>	<b>2,500</b>	<b>232.28</b>

**Fully accessible raised floors**



**Suspended ceilings**



**Comfort cooling**



**On-site parking**



**Recessed lighting**



**Kitchenette**



**WC facilities**



# ► Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for retail and light industrial use, but any occupier should make their own enquiries to the Planning Department of Exeter City Council. Tel: 01392 277 888 or <https://Exeter.gov.uk/>

## **Business Rates**

The current rateable value for the property (April 2023 – present) is **£27,250**. Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

[www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

An EPC has been commissioned and will be available for inspection.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

## **Lease Terms**

The property is available on a new full repairing lease with terms to be negotiated.

## **Rent**

The property is offered to let for £31,250 per annum exclusive of VAT.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent.

We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH  
[www.alderking.com](http://www.alderking.com)



**Danielle Sendra**  
01392 353 083  
07827 841 902  
[Dsendra@alderking.com](mailto:Dsendra@alderking.com)



**Noel Stevens**  
01392 353 093  
07974 156 869  
[Nstevens@alderking.com](mailto:Nstevens@alderking.com)

**AK Ref:** DS/101793 **Date:** 08/2025 **Subject to Contract**



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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

