



# Turner Locker Barnfield

Commercial Property Consultants

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## **EXETER**

### **UNIT 4, CYGNET UNITS**

### **Sowton Industrial Estate**

### **EX2 7LL**



## **TO LET**

**APPROX total of 132.14 sq m (1422 Sq Ft)**  
**96 SQM (1032 Sq Ft) plus 36.14 sq m (389sq ft)**  
**of mezzanine offices**



## LOCATION

Sowton Industrial Estates is situated just off Junction 30 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 give access to the unit. Approx measurements.

### **Ground floor** Workshop/Warehouse.

12.32m x 7.8m = 96 sq m overall ground floor area

Including

Reception office. 3.02m x 2.46m

Staff room area (leading to cloakroom) 3.54m x 2.81m

Area under mezzanine 5.98m x 2.92m with a height of 2.6m



### **1<sup>st</sup> floor**

office 11.75m x max 3.4m narrowing to 2.77m after 5.71m  
36.15 sq m



**RENTAL;** New lease, negotiable term, rental of £10,995 pae + VAT.

Additional Costs approx.; There is an estate service charge of £800 PA + VAT (payable quarterly at £200 per quarter + VAT), and buildings insurance, currently £220 PA + VAT

**SERVICES:** 3 phase electricity and gas are available.

**BUSINESS RATES;** Rateable Value - £8100 therefore eligible for 100% small business rate relief.

**VIEWING AND FURTHER INFORMATION FROM:**

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