

To Let



Unit 5 Kestrel Business Park

Sowton Industrial Estate
Sowton, JCT 30 M5
Exeter
EX2 7JS

1,517 sq ft (141.01 sq m)

Industrial / Trade Counter Unit within a Popular Trading Estate

Bristol 0117 317 1000
Swindon 01793 615477

London 020 7493 9151
Taunton 01823 444879

Cardiff 029 2022 0000
Exeter 01392 353080

Gloucester 01452 623290
Truro 01872 222174

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PROPERTY CONSULTANTS

Location

Situated on Exeter's premier industrial estate, Sowton, adjoining Junction 29 of the M5 Motorway, giving direct access to all parts of the South West Peninsular.

Kestrel Business Park has proved a popular industrial and warehouse location accessed from Kestrel Way. Facilities close by include banking, retail parks and pubs, cafes and budget hotels including the motorway services. There is a commuter rail service close by as well as regular bus services from park and ride facilities at the other end of Sowton Industrial Estate.

Exeter, the regional capital, has a population of 122,000 and a catchment of over 500,000 benefiting from an international airport 3 miles to the east of Sowton.

Other occupiers on the estate include Screwfix, South West Roofing, Sowton MOT's, GAP Plant & Tool Hire.

Description

A mid-terraced unit of modern steel portal frame construction with a mono-pitch, roof and profile metal clad elevations. The unit comprises the following:

- 4.48 m (15ft) Eaves.
- Profile steel clad and lined and insulated roof with translucent roof panels.
- Concrete floor with block external walls and dividing party walls.
- Roller shutter door, 5.23 m (17ft) high.
- WC and kitchenette
- 3 phase electricity.
- External allocated car parking spaces.

Accommodation

All measurements are in accordance with the RICS Code of Measuring Practice.

Description	Ft ²	M ²
Ground Floor Trade Counter / Warehouse	1,517	141.01

Services

Mains water, drainage, gas and electricity (including 3 phase) are supplied and connected.

Service Charge

A small service charge is levied in respect of repair and maintenance of the Estate. Further information is available upon request.

Terms

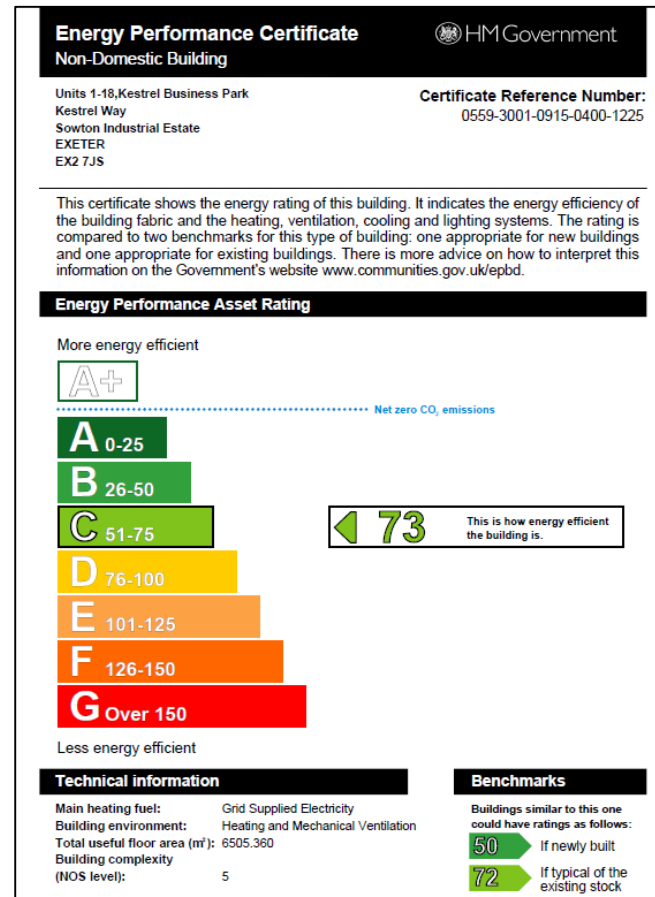
A new FRI lease is available direct from the landlord for a term to be agreed.

Rent

£11,500 per annum exclusive.

Energy Performance Certificate

An EPC has been produced and is available for inspection.



Business Rates

We are advised by the Valuation Office website (www.voa.gov.uk) that the Rateable Value is:

Description:- Workshop and Premises
Rateable Value 2012/13 - £11,500

The current rate in the £ is 0.471. For rates payable interested parties should make their own enquiries with the local billing authority.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

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 Control of Asbestos Regulations 2006

(CAR 2006). 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.

SUBJECT TO CONTRACT

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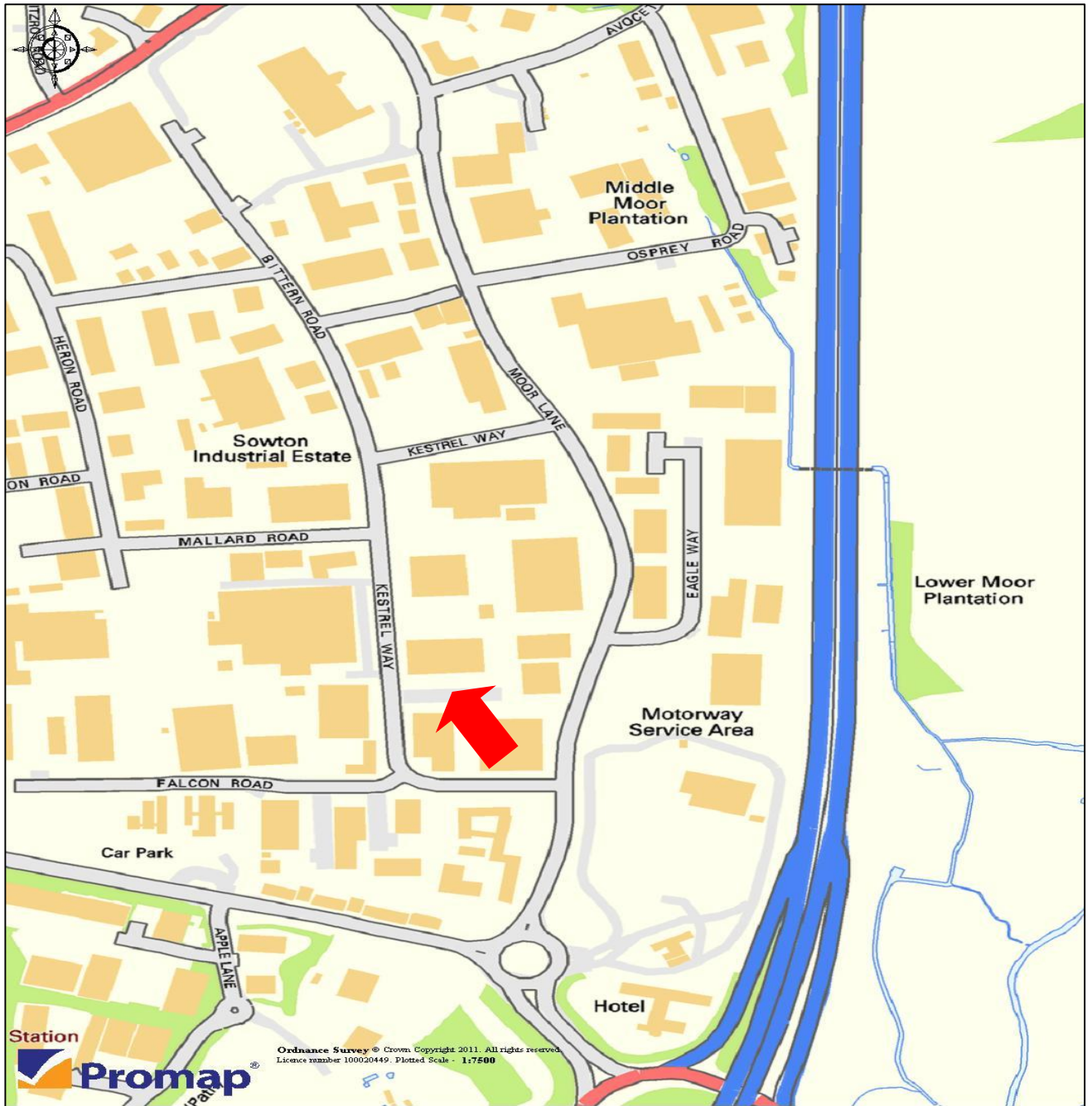
Viewing Arrangements/Further Information

Alder King Property Consultants

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Ref LS/JAS/78334
Date April 2015





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