



To let

Unit A4, Sanderling Court, Osprey Road, Sowton
Industrial Estate, Exeter, Devon, EX2 7PJ

Viewing by prior appointment
with Andrew Hosking

(01392) 202203

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Modern warehouse/trade counter unit

In Exeter's premier distribution location, adjacent to M5

3,070 sq.ft (285.2 sq.m)

To let: Terms on application



Location

The property is located on Osprey Road on the Sowton Industrial Estate, Exeter's main distribution location, situated between Junctions 29 and 30 of the M5 motorway, approximately 3 miles east of Exeter city centre. The Sowton Estate benefits from direct access to the M5 Motorway, and Junction 29 also provides dual carriageway access to Honiton and beyond along the A30 trunk road.

Description

Sanderling Court was built by Devon Contractors in the early 2000s, and comprises two terraces of warehouse/trade counter units. Unit A4 will be vacated shortly, and the other units in the terrace are currently occupied by Wolseley Group. (trading as Plumb Center).

Unit A4 is an end-terrace unit, with dedicated forecourt offering 5 marked parking spaces plus ample loading/turning areas. The unit is of steel portal frame construction with walls of a mix of brick/blockwork and insulated sheet metal cladding, and with insulated metal-clad roof. The unit comprises open-plan warehouse space, but a glazed pedestrian entrance permits a trade counter to be installed.

Accommodation

The approximate Gross Internal Area is understood to be:-

Ground floor: 3,070 sq.ft (285.24 sq.m)

Lease Terms

Offered by way of a new lease on terms to be agreed; rent on application.

Business Rates

Rateable value: £20,750

Rates payable 2019/20: £10,188.25

VAT

The property is elected for VAT, and VAT is therefore applicable to the rent.

Energy Performance Certificate

Previously assessed in band C; further details to be provided.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

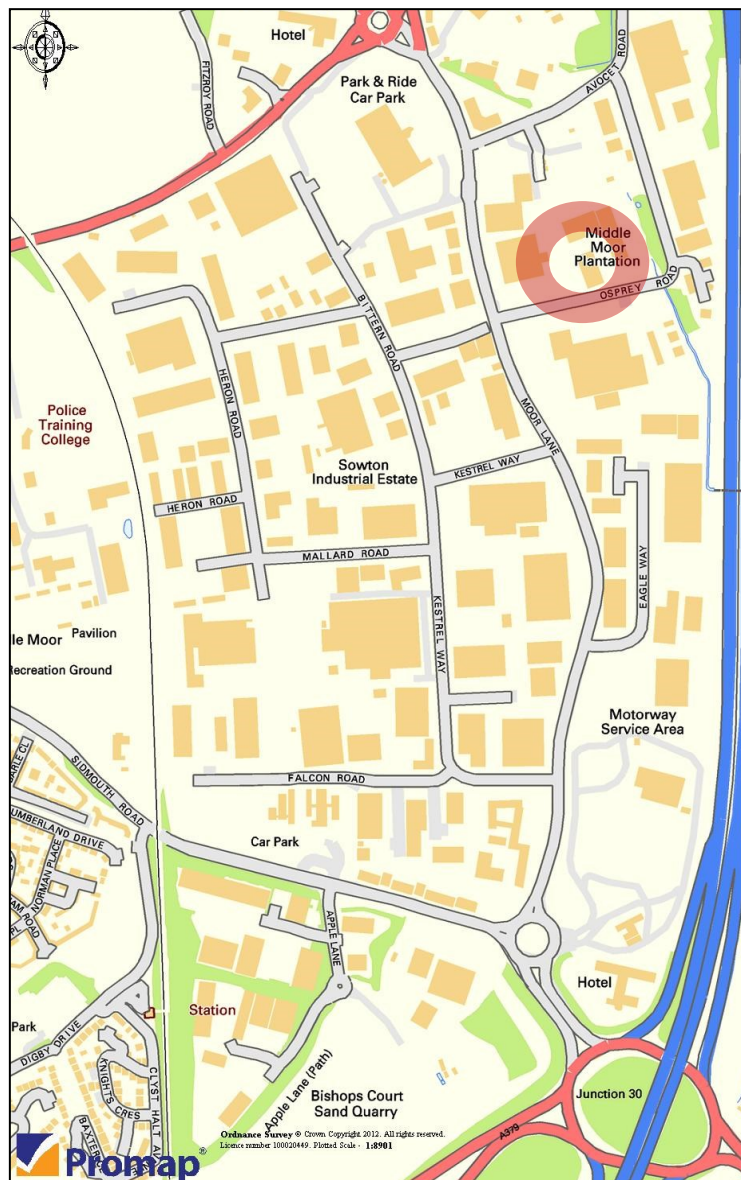
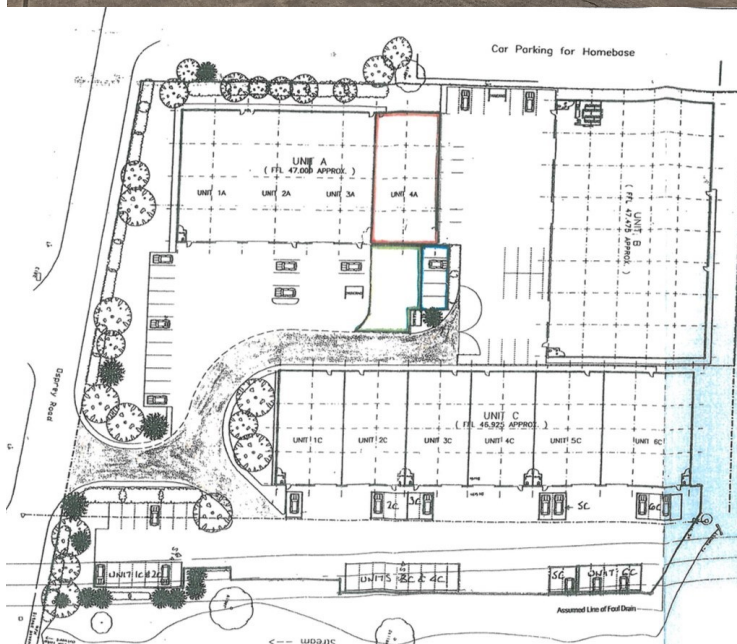
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