



**stratton
creber
commercial**
property consultants



Unit 1, The Alpha Centre, Osprey Road, Sowton Industrial Estate, Exeter, Devon, EX2 7LH

To let / For sale

Detached former dental laboratory / workshop and offices

In Exeter's premier distribution location, adjacent to M5

4,048 sq ft / 376.1 sq m ground floor

Plus 4,048 sq ft / 376.1 sq m first floor

For Sale: £395,000 / To let: Terms on application

Viewing by prior appointment with
Andrew Hosking / Jonathan Ling

(01392) 202203

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strattoncrebercommercial.co.uk

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 motorway, and Junction 29 also provides dual carriageway access to Honiton and beyond along the A30 trunk road.

Description

The Alpha Centre development backs onto the M5 and nearby occupiers include The Nightingale Hospital, Plumb Centre and Gazco.

Unit 1 is detached with dedicated front and rear forecourt and parking spaces. Previously used as a dental workshop the property is laid out as workrooms, offices, meeting rooms, consulting rooms and WCs on the ground and first floors. It is considered that the premises would suit a combination of medical / laboratory uses or warehouse, office or leisure uses (subject to planning if required).

Accommodation

The approximate Gross Internal dimensions and areas:

Ground floor

14.465 m x 26 m (376.1 sq m) / 47'6 x 83'3 (4,048 sq ft)

First floor

14.465 m x 26 m (376.1 sq m) / 47'6 x 83'3 (4,048 sq ft)

Tenure

The property is offered on a Freehold basis at a price of **£395,000** or by way of a new lease on terms to be agreed; rent on application.

Business Rates

We are informed by the Valuation Office Agency of the following assessment:

Rateable value: £45,750.00

Rates payable (2021 / 2022): £22,829.25

Energy Performance Certificate (EPC)

The property has an EPC rating of E (115) assessed on 3 September 2018.

VAT

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

Legal Costs

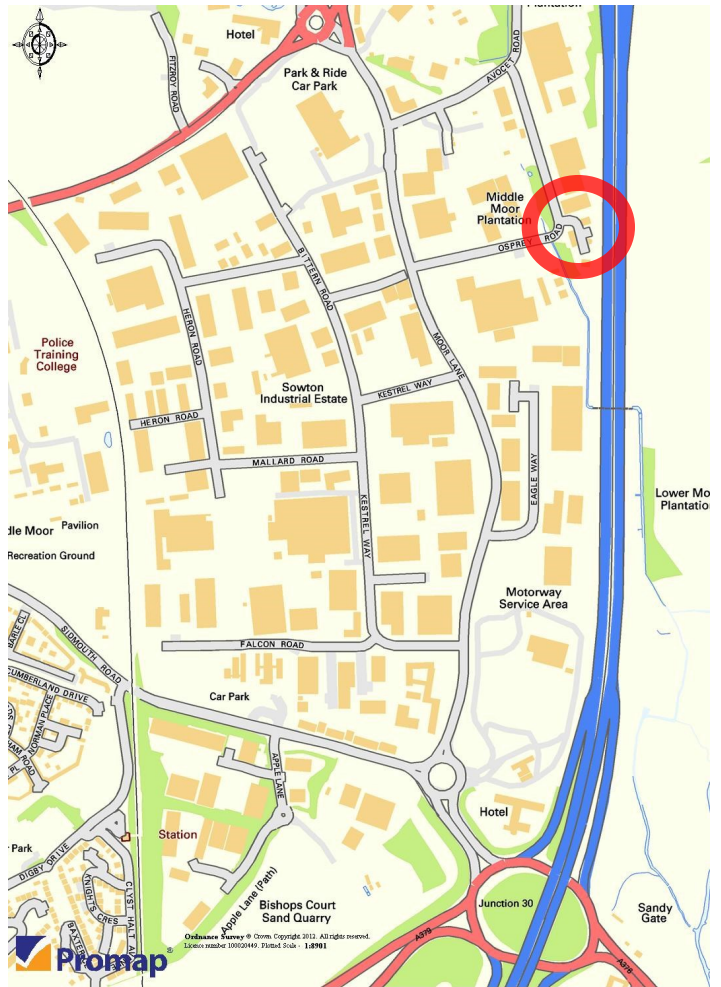
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking / Jonathan Ling
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