

CLADDING & ROOF REFUBISHMENT BEING UNDERTAKEN

stratton  
creber  
commercial  
property consultants



Unit 3, Orchard Court, Heron Road,  
Sowton Industrial Estate, Exeter, Devon, EX2 7LL

# To let

Viewing by prior appointment with  
Andrew Hosking BSc (Hons) MRICS /  
Tom Churchward MSc Real Est.

**(01392) 202203**

[andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Warehouse and offices

Mid terrace, with eaves of 18' (5.5m)

Approx: 4,787 sq ft (444.7 sq m)

Plus: 468 sq ft (43.5 sq m mezzanine storage)

13 spaces

Rent: £30,000 per annum exclusive, plus VAT

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The unit is located on the Sowton Industrial Estate off Junctions 29 & 30 of the M5 Motorway, approximately 3 miles east of Exeter city centre. The estate is Exeter's premier distribution location and also a major retail, office and industrial centre.

## Description

The property comprises a mid terrace unit within a development of 9 units (4 offices and 5 warehouse properties). There are external brick elevations at lower levels with plastic coated steel sheet cladding above.

The warehouse has an eaves height of approx. 18' (5.5m), with fluorescent lighting and is accessed via a full-height loading door.

The unit has a high proportion of quality, structural offices on ground and first floors, which could alternatively suit light production uses. The offices have gas-fired central heating, suspended ceilings with recessed category-2 lighting, ample power and telecoms sockets and carpeting (1<sup>st</sup> floor) or laminate flooring (ground floor).

There is a further mezzanine storage area with good loading capacity, being supported by block walls beneath.

The unit has 13 exclusive car parking spaces.

**NB:** The roof covering will shortly be replaced and the loading door and cladding repainted.

## Accommodation

*(All dimensions and areas are calculated on an approximate gross internal basis).*

### Ground Floor

Overall: 38'10" (11.83m) x 98'9" (30.10m)  
= 3,833 sq ft (356 sq m)

Of which warehouse: 2,085 sq ft (193.7 sq m)

Offices, lobby, kitchen, WCs: 1,747 sq ft (162.3 sq m)

### First Floor Offices

Overall: 19'1" (5.83m) x 50'10" (15.20m)  
= 953 sq ft (88.6 sq m)

### Mezzanine Storage

33'1" (10.09m) x 14'2" (4.31m)  
= 468 sq ft (43.5 sq m)

**Total approx GIA: (488.2 SQ M) / 5,255 SQ FT**

## Services

Mains electricity (including 3 phase), water, drainage and gas are all connected. There are also solar panels on the roof (a landlord's fixture) and the tenant will benefit from a 20% discount from the rate paid to the electricity supplier.

## Lease Terms

The property is available on a new fully repairing and insuring lease for a term to be negotiated with 5 yearly rent reviews. The initial annual rental is **£30,000 per annum exclusive plus VAT**.

There is a proportional service charge covering the maintenance and upkeep of the common parts and landscaping which currently amounts to £2,279.50 per annum exclusive.

## Business Rates

We are informed by the valuation office agency website of the following assessment:

Rateable Value:	£35,000
Rates payable 2022/2023:	£17,465

## Energy Performance Certificate (EPC)

The energy performance rating for the property is E although please be aware that this was carried out before the solar panels were installed and is due to be updated shortly.

## VAT

VAT is applicable to the rent and service charge.

## Legal Costs

The parties are to bear their own legal costs.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Andrew Hosking BSc (Hons) MRICS  
Tom Churchward MSc Real Est.

Tel: (01392) 202203

Email: [andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)  
[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)





*Please note the photograph was taken a number of years ago although the layout is the same.*



**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.