



Unit 1, Kestrel Business Park, Kestrel Way, Sowton Industrial Estate Exeter, EX2 7JS

To let

Viewing by prior appointment with
Orla Kislingbury:

(01392) 202203

orla@sccexeter.co.uk

Flexible space to accommodate a wide range of uses

Ample parking

Net Internal Area: 4,251 sq.ft / 395 sq.m

Corner position, visible upon entry to the estate

Available immediately

To let: £32,500 per annum

strattoncrebercommercial.co.uk

Location

The Kestrel industrial units are located in Sowton Industrial Estate one of Exeter's largest and well-established industrial estates in Exeter. This prime location offers excellent transport links with easy access to the M5 motorway and Exeter Airport. The estate is home to a variety of businesses from manufacturing and distribution to research and development, making it a vibrant hub of commercial activity.

Description

Unit 1 Kestrel Business Park is a flexible space designed to accommodate a variety of businesses. The ground floor has showers and separate male and female WC's with a staff kitchen and 3 independent offices. Further office accommodation is also available on the first floor.

The property is versatile making it an excellent fit for a wide range of businesses.

Accommodation

The approximate net internal area is 4,251 sq.ft / 395 sq.m

Lease Terms

Available on a new full repairing and insuring lease.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D (79)

Business Rates

Rateable Value: £43,250
Rates Payable 2026/27: £18,684

You are advised to contact Exeter City Council's Business Rates department to establish whether any reliefs are applicable which could reduce your rates payable in the current year.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

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

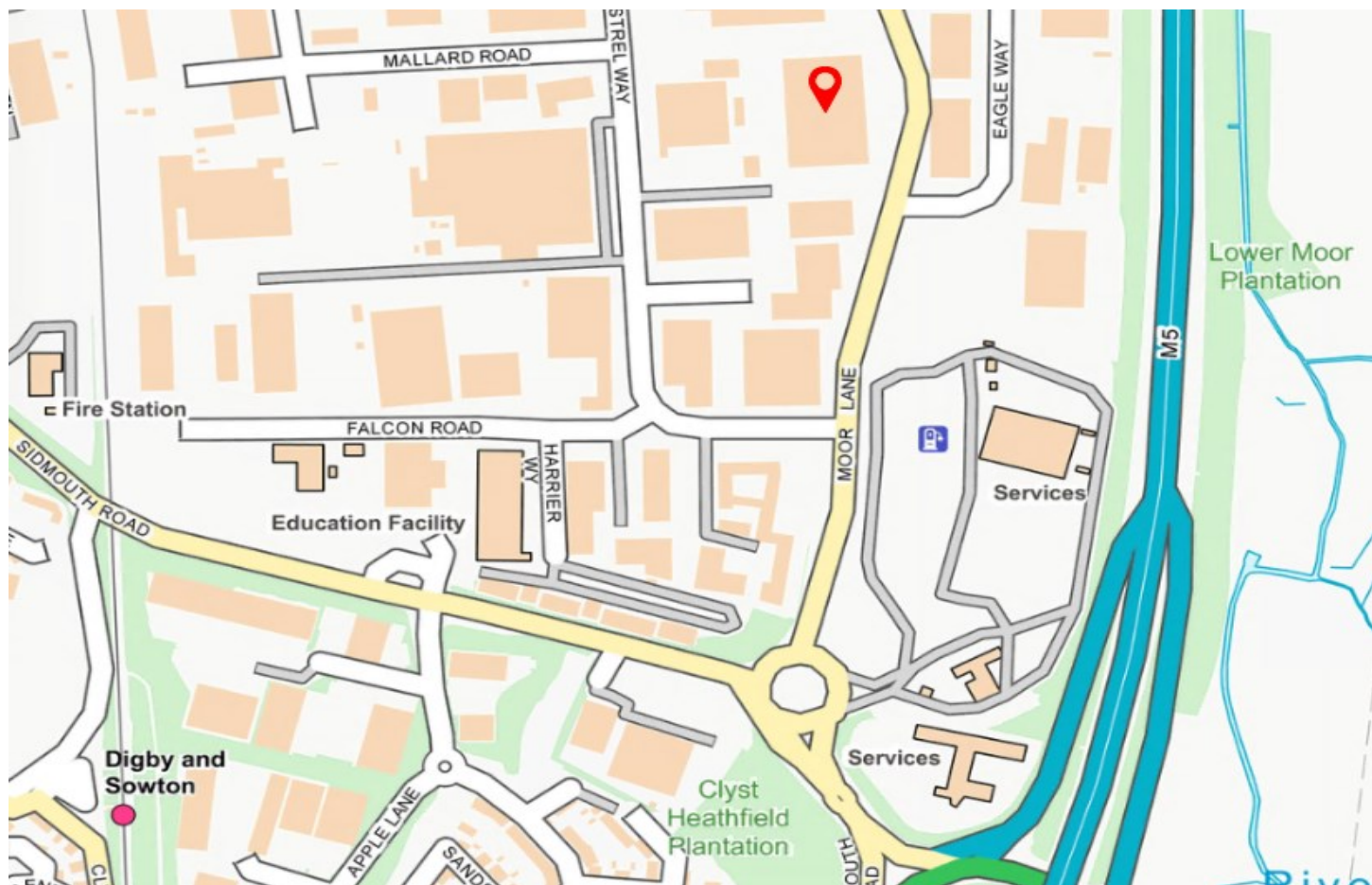
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk





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