

# TO LET

## Mid-Terrace Refurbished Warehouse Premises

Unit 4, Heron Units, Heron Road, Sowton Industrial Estate, Exeter EX2 7LL



**BRUTON  
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- Ground floor 269.97 sq.m (2,906 sq.ft)
- Mezzanine offices 99.72 sq.m (1,073 sq.ft)
- Allocated car parking spaces
- £30,000 per annum exclusive

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### Location

The property is located on Heron Road to the east of Exeter on Sowton Industrial Estate. The estate is situated adjacent to the M5 motorway between junctions 29 and 30. Sowton Industrial Estate is the most established distribution, manufacturing and business location in the area.

The Heron Units comprise a total of 11 units in 2 terraces, with generous communal estate areas and parking set in mature landscaping. Other occupiers include Anglian Windows Ltd, Freshways Ltd and a number of other national warehouse and distribution businesses.

### Description

This well-presented mid-terrace unit is constructed of steel portal frames with external brickwork and insulated profile steel clad elevations and roof. The warehouse has an internal eaves height of 5.5m (18') and a minimum internal height to the haunch of the portal frames of 4.65m (15' 3"). The premises have a power floated solid concrete floor and concrete blockwork walls which are brick faced externally and incorporate uPVC windows and doors. The insulated roller shutter door is approximately 3.5m wide and 4.5m high (11' 5" x 14' 9") and there is a separate personnel door leading to the ground floor storage and first floor office accommodation.

Internally the premises have been divided (with concrete block walls) to create storage, offices and welfare facilities. The personnel door leads to a corridor off which there is a ground floor fitted kitchen, male and female WCs. Beyond which are three well-proportioned storage rooms all recently carpeted and decorated. Stairs at the rear lead to office space comprising a good-sized meeting room and an open plan office. Beyond this is a further kitchen/ staff rest area, male and female WCs.

### Accommodation

The accommodation is summarised in the table below. All figures stated are based on approximate gross internal areas and excludes circulation areas.

Accommodation	Sq m	Sq ft
<b>Ground Floor</b>		
Warehouse & Stores	269.97	2,906
Male & Female WCs	--	--
<b>Mezzanine Floor</b>		
Meeting Room	18.79	202
Open Plan Office	62.54	673
Kitchen	13.77	148
Male & Female WCs	--	--

### Externally

There are allocated car parking spaces to the front of the unit in addition to the lorry loading bay. The tenant also enjoys the right to use (in common with other occupiers of the estate) the designated communal parking areas for additional cars on a first come first served basis.

### Services

The premises benefit from mains electricity (3-phase), mains gas, water and drainage. Some of the offices have air-conditioning installed and others are capable of this being reinstated, and there are ample power sockets as well as telephone and internet connections.

The Agents have not tested any of the service installations and any prospective occupier must satisfy themselves independently as to the state and condition of such services.

### Terms

The premises are available on a new Full Repairing & Insuring lease for a minimum term of 10 years with a fixed increase review at the end of the fifth year of the term.

### Rent

£30,000 per annum exclusive.

### Service Charge

There is a service charge to cover the cost of providing shared services and maintaining communal external areas of the estate. This is currently based on 7.70% of the total estate costs. Further details are available from the Agents.

### Business Rates

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £22,750  
Rates Payable for 2025 / 2026: £11,352.25

### VAT

VAT is payable on the rent and service charge.

### Energy Performance Certificate

The energy performance certificate rating is D80. The full certificate and recommendations can be provided on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing

For further information or to view, please contact the sole agents, Bruton Knowles.

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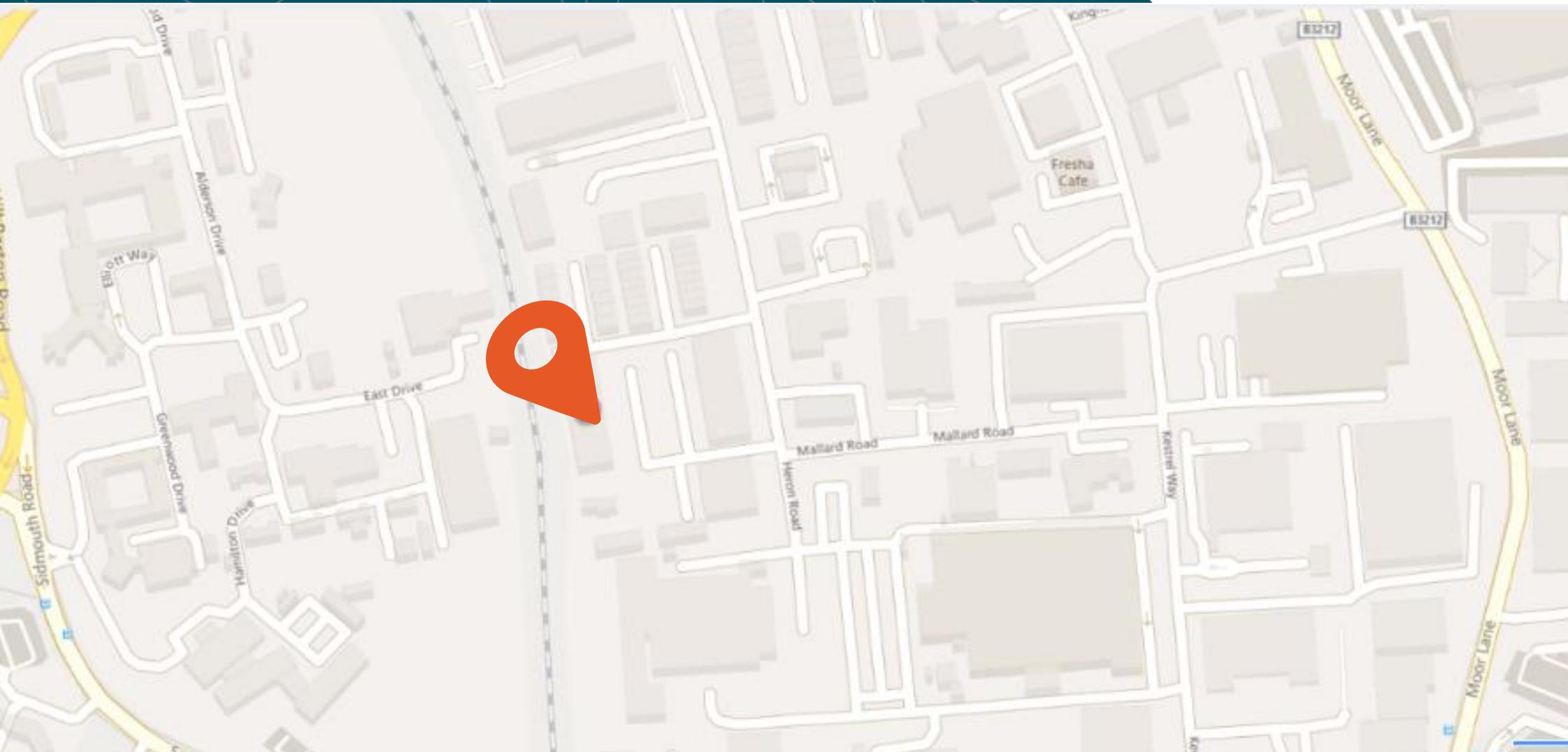


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