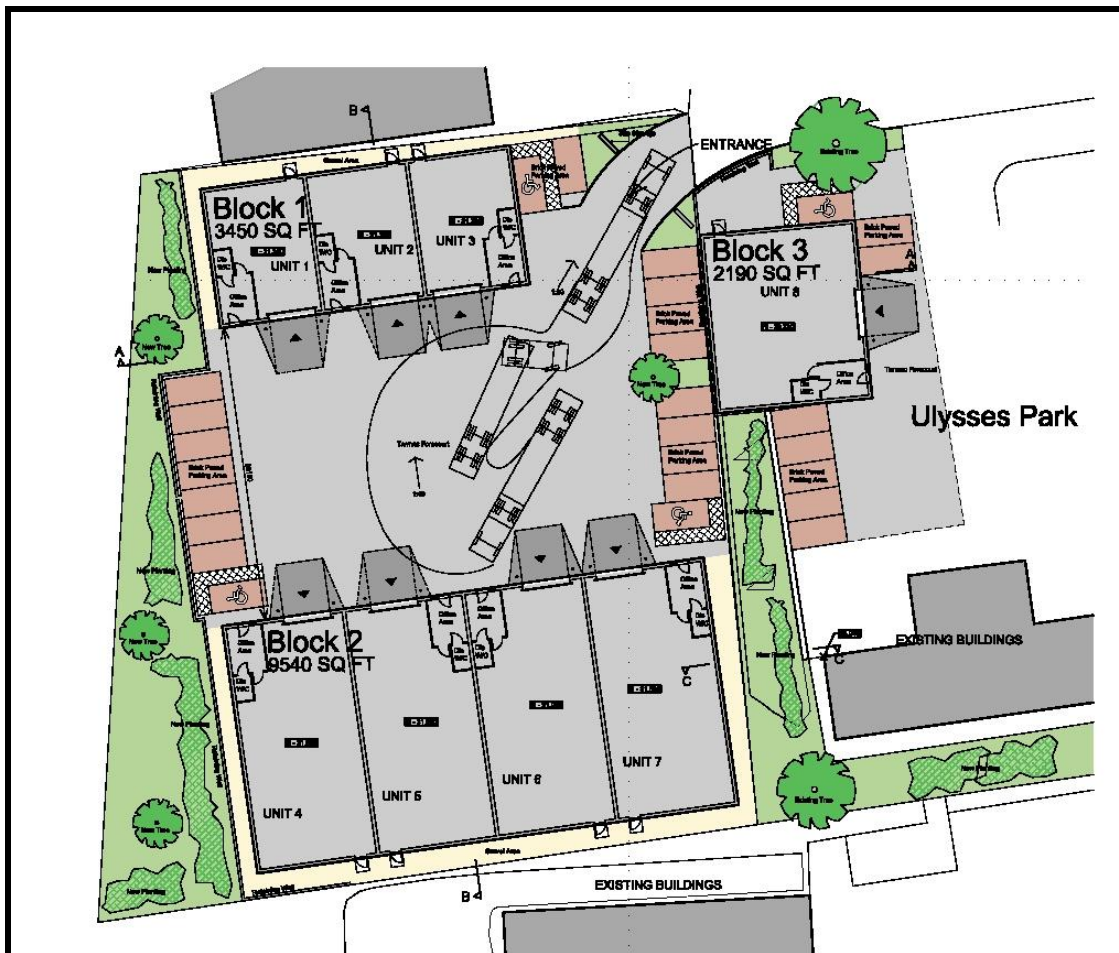


Aaron Fox

TO LET

NEW WAREHOUSE DEVELOPEMENT ULYSSES PARK PHASE II HERON ROAD, SOWTON EXETER

8 NEW SMALL INDUSTRIAL / STORAGE UNITS



01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
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SITUATION AND DESCRIPTION

The site is situated off of Heron Road on The Sowton Industrial Estate on the outskirts of Exeter in an elevated position. The location is a few minutes drive to junctions 29 & 30 of the M5 Motorway which also gives access to Plymouth via the Devon Expressway. Tesco has a major store at Digby about 2 km distant. Other occupiers on the estate include Wickes, Jewsons, Howmet Turbines and Homebase.

Ulysses Park comprises a former headquarters building that has been subsequently sub divided to provide a range of office and warehouse units. Phase II is to be constructed in the rear yard and adjoining site. The scheme has planning consent for a B1 and B8 Town and Country Planning (Use Classes) Order 1987 and construction is scheduled to start shortly.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows, please be aware that sizes are taken from construction drawings and a final measurement will need to be agreed prior to any commitment being made:-

Unit No	Metric	Imperial
1	97.08 sq.m.	1,045 sq.ft.
2	97.08 sq.m.	1,045 sq.ft.
3	97.08 sq.m.	1,045 sq.ft.
4	207.17 sq.m.	2,230 sq.ft.
5	207.17 sq.m.	2,230 sq.ft.
6	207.17 sq.m.	2,230 sq.ft.
7	207.17 sq.m.	2,230 sq.ft.
8	185.80 sq.m.	2,000 sq.ft.
TOTAL	1,305.72 sq.m.	14,055 sq.ft.

The development is formed of two facing terraces of similar units with a central communal service yard. Block 3 as shown on the plan will be constructed within the existing service yard of Ulysses Park

The units are planned to be constructed of block with steel frame under an apexed insulated steel roof incorporating translucent panels. The elevations will be part clad and facing brickwork with the front incorporating a full height vehicle loading door and separate pedestrian access.

Doors and windows are planned as powder coated aluminium double glazed units.

INTERNALLY

The units will be finished as a shell specification with a small block office and an adjoining disabled W/C. Occupiers will be responsible for the connection of their services.

EXTERNALLY

The development will be set within a managed landscaped site with a central tarmac forecourt which provides access and turning to all units. There will also be allocated car parking.

TENURE

The units will be available to let on new 12 year leases incorporating 4 yearly reviews on Full Repairing and Insuring terms.

RENT

The units are available at a rent of £6.75 p.s.f.
Units 1 – 3 £ 7,050 p.a.
Units 4 – 7 £15,050 p.a.
Unit 8- £13,500 p.a.

VAT

All figures quoted are plus VAT

SERVICE CHARGE

An annual service charge (to be determined) for the maintenance of the communal.

RATES

A rateable assessment of the units has yet to be made
YOU ARE ADVISED TO CHECK

LEGAL COSTS

Each party to pay their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the joint sole agents as follows: - Ref (0401)

Aaron Fox

Ref: Adam Parsons

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