

Aaron Fox

TO LET

**8 ORCHARD COURT
HERON ROAD, SOWTON
EXETER**

OFFICE UNIT WITH STORAGE



An opportunity to acquire a ground floor office suite that has an area that remains unfitted and is used as storage, on one of Exeter's premier business location.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The site is situated at the Northern end 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.

Orchard Court comprises a terrace of modern warehouses constructed in the 1980's with the gable ends of the development being constructed in 2 storeys. The development is centrally positioned within a large site that is principally laid to concrete, with allocated parking. Other occupiers within the building include Tarus Business Systems, DHL and Kall Kwik.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:

	Imperial sq.ft.	Metric sq.m.
Office	864	80.35
File store/Kitchenette	234	21.77
Storage area/WC	688	63.97
Gross Internal Area	1,787	166.09

INTERNALLY

The office area is accessed via a glazed timber door and has suspended ceilings with inset lighting and solid floors and carpet over. The space is arranged with one principle area and one separate office. There is a gas fired central heating system, Kitchenette and a disabled WC. The remainder of the space consists of unfitted office that has been used as a store and is access via glazed timber doors from the car park area.

EXTERNALLY

The unit has 6 allocated parking spaces within the communal parking area.

TENURE

The unit is available to let on new 6 year lease incorporating 3 yearly reviews on Full Repairing and Insuring terms.

SERVICE CHARGE

There is a service charge to cover the maintenance of the communal areas. The charge for the year from 23/03/09 £639.21

RENT

The ingoing rental to be £12,500 p.a. (£6.99 p.s.f.)

VAT

All figures quoted are plus VAT

RATES

We have gained the following information via the valuation office web site YOU ARE ADVISED TO CHECK

Rateable value:

Rates payable: (x 48.2p 09/10)

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: -

Aaron Fox

Ref: Adam Parsons

Mobile 07808 473248

Email: adamparsons@aaronfox.co.uk

Or: Stratton Creber

31-32 Southernhay East, Exeter, EX1 1NS

Jonathan Ling – 01393 202203

jonathan@sccexeter.co.uk

Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

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