

Aaron Fox

TO LET

2 STOREY STORAGE / OFFICE ACCOMMODATION

Approximately 217.96 sq.m. (2,346 sq.ft.)

**UNIT B ULYSSES PARK, HERON ROAD,
SOWTON INDUSTRIAL ESTATE
EXETER**



A 2 storey office and storage unit capable of sub division if required

01392 204303

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

Aaron Fox

SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and is recognised as the administrative and commercial centre for the County of Devon. The premises are conveniently located on the Sowton Industrial Estate which is adjacent to junctions 29 and 30 of the M5 motorway. The area provides the one of the city's major business locations and occupiers within the vicinity include B&Q, Jewsons and Wickes. The Estate has recently benefited from an expansion on the Northern boundary in the form of the Exeter Business Park which provides a range of modern warehouse and office accommodation, together with the Met Office, Regus Business Centre and Ashfords Solicitors

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London.

The property comprises a 2 storey business unit with offices at 1st floor together with separate pedestrian access, and an open storage area with HGV loading door at ground floor ground. Externally there is a shared rear service yard within which there are 5 allocated parking bays.

ACCOMMODATION

	Imperial	Metric
1 st floor offices	1,220 sq.ft.	113.36 sq.m.
Ground floor storage	1,130 sq.ft.	104.60 sq.m.
TOTAL	2,350 sq.ft.	217.96 sq.m.

TENURE

The property is currently held by way of an existing 8 year lease from 25th March 2008, with a mid term review, outside the security of tenure provisions of the Landlord & Tenant Act 1954 pt II.

BREAK CLAUSE

There is an option to terminate the lease upon the 3rd anniversary (25th March 2011). Our clients have informed us of their intention to exercise this break

RENT

The existing rent passing is £14,000 per annum (A concessionary rental of **£9,995 p.a.** is offered for the remainder of the term

RATES

We have gained the following information via the Valuation Office Web Site, **you are advised to check**

Rateable Value £16,500
Rates Payable £8,002 pa (x 48.5p 2009-10)

LEGAL COSTS

Each party are to bear their own legal costs

VAT

All figures quoted are plus VAT where chargeable

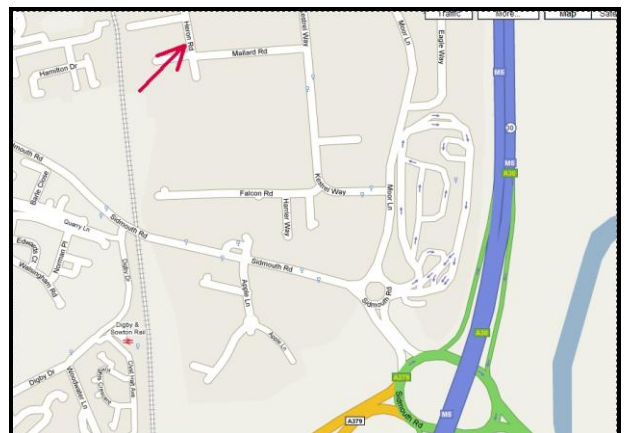
VIEWING

Strictly by prior appointment only with the vendors sole agent for the attention of Adam Parsons (07808 473248)

Aaron Fox

Email: adamparsons@aaronfox.co.uk

Mobile 07808 473248



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

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

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.