

# Aaron Fox

## TO LET

### PROMINENT WAREHOUSE

614.86 sq.m. (6,618 sq.ft.) Warehouse & Office  
347.43 sq.m. (3,739 sq.ft.) Mezzanine Approximately

**UNIT D3 KESTREL WAY,  
SOWTON INDUSTRIAL ESTATE,  
EXETER**



An opportunity to acquire a prominent warehouse on one of the principle routes through the Exeter's major business location.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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## SITUATION AND DESCRIPTION

The property is situated on The Sowton Industrial Estate close to junction 30 of the M5 Motorway. 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 block built steel framed semi detached warehouse with brick elevations. The unit has front pedestrian and rear HGV loading via a full height loading door. Internally the space has been sub divided to provide ground floor offices on the front elevation and a mezzanine to part of the rear warehouse. The office accommodation has air conditioning and is carpeted with suspended fluorescent lighting and carpeting; there is also a kitchenette and WCs. In the warehouse there is a steel mezzanine level with surface mounted lighting and 'Ambi Rad' heating. Externally the yard area is shared with the adjoining unit and provides ample HGV access and turning.

## ACCOMMODATION

	Imperial	Metric
Unit width	63' 10"	19.47 m
Unit Depth	103' 7"	31.58 m
Warehouse (which includes office area of)	6,618 sq.ft.	614.86 sq.m.
Mezzanine	1,932 sq.ft.	179.51 sq.m.
TOTAL	3,738 sq.ft.	347.43 sq.m.
	10,357 sq.ft.	962.29 sq.m.

## TENURE

A new lease is available to suit occupiers requirements, subject to negotiation.

## RENT

A commencing rent of £35,000 per annum is sought. (£3.37 p.s.f.)

## RATES

We have gained the following information via the Valuation Office Web Site, **you are advised to check**  
Rateable Value £39,000  
Rates Payable £18,915 pa (x 48.5p 2009 – 2010)  
A new rateable value from 1<sup>st</sup> April 2010 has been assessed as £47,750

## SERVICES

Mains water, drainage and electricity are available

## LEGAL COSTS

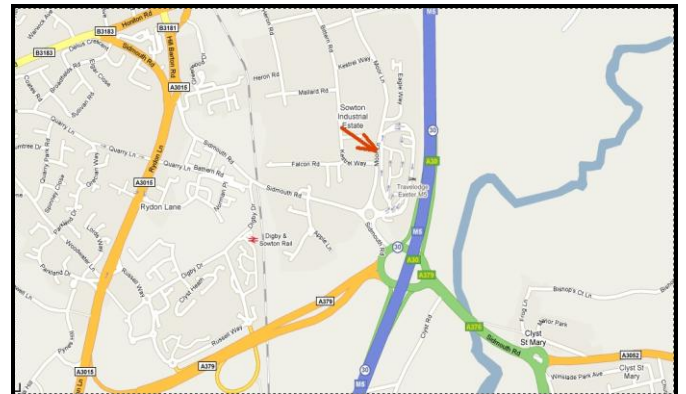
Each party are to bear their own legal costs

## 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  
[adamparsons@aaronfox.co.uk](mailto:adamparsons@aaronfox.co.uk) or  
Michael Scott 0777 5795383  
[michaelscott@aaronfox.co.uk](mailto:michaelscott@aaronfox.co.uk)



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

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