

Aaron Fox

TO LET

IN PART OR WHOLE PROMINENT WAREHOUSE

3,198.58 sq.m. (34,429 sq.ft.) Warehouse
430 sq.m. (4,630 sq.ft.) Mezzanine Approximately

**CENTURION MILL,
SOWTON INDUSTRIAL ESTATE,
EXETER**



01392 204303

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

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SITUATION AND DESCRIPTION

The property is situated on The front of 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 accommodation comprises a block built steel framed detached production facility that has been sub divided to provide a series of units. Facing Kestrel Way the 2 storey office section has been let to a range of occupiers leaving the rear production space which can be let as a whole or in sections to suit occupiers requirements. There are presently 2 loading bay areas with full height roller shutter doors, several mezzanine levels although the principle space is open plan and clear span. Externally the property is sat within a large yard area that provides ample HGV access turning and parking.

ACCOMMODATION

	Imperial	Metric
Main Production Area	34,429 sq.ft.	3,198.58 sq.m.
Covered Loading	707 sq.ft.	65.76 sq.m.
Mezzanine Levels	4,630 sq.ft.	430.00 sq.m.
TOTAL	39,766 sq.ft.	3,694.34 sq.m.

SPECIFICATION

- Minimum clear internal height 5.0m
- North Light roof construction with wired glass
- All mains services available
- Internal surface mounted Sodium lighting
- Solid concrete floors
- Tailgate loading with covered bays
- Ample yard a parking

TENURE

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

RENT

Upon Application

RATES

An exact assessment of the area to be leased will be undertaken by the Valuation Office

SERVICES

Mains water, drainage and electricity are available

LEGAL COSTS

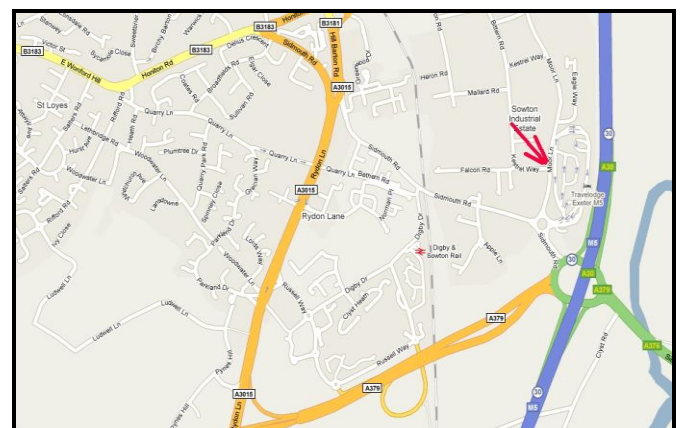
Each party are to bear their own legal costs

VAT

All figures quoted are plus VAT where chargeable

VIEWING

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