

Aaron Fox

TO LET

**12 ORCHARD COURT
HERON ROAD, SOWTON
EXETER
EX2 7LL**

1st FLOOR OFFICE SPACE



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:

1st floor office 1,022 sq.ft. 95 sq.m.

INTERNALLY

The office area is accessed jointly with Unit 9 via a glazed timber door at ground floor. Stairs rise to 1st floor with common landing and fire door with glazed screen. The suite has shared kitchenette with unit 6 and separate W/C. There are suspended ceilings with inset lighting, solid floors and carpet over, and gas fired central heating. The space is arranged with 2 interlinked rooms.

EXTERNALLY

The unit has 4 allocated parking spaces within the communal parking area.

TENURE

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

SERVICE CHARGE

There is a service charge to cover the maintenance of the communal areas, and gas water and electricity. The charge for the year to 24th March 2011 is £2,805.76

RENT

The ingoing rental to be £8,950 p.a. (£8.75 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: £8,600

Rates payable: £3,560 p.a. (x 41.4p 10/11)

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available upon request

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

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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.