

# PEPPER

Commercial

## TO LET

### TRADE COUNTER DISTRIBUTION UNIT

Approximately 437.30 sq.m. (4,707 sq.ft.)

**UNITS 4 ULYSSES PARK  
HERON ROAD  
SOWTON INDUSTRIAL ESTATE  
EXETER  
EX2 7LL**



Ref 0122

## 01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)

### 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 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 ground floor warehouse with 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 small mezzanine level to the rear. Externally there is a shared rear service yard within which there are 4 allocated parking bays.

### ACCOMMODATION

	Imperial	Metric
Unit width	36'6"	11.12 m
Unit Depth	117'8"	35.86 m
Front Office area	897 sq.ft.	83.33 sq.m.
Warehouse	3,395 sq.ft.	315.43 sq.m.
Mezzanine	415 sq.ft.	38.54 sq.m.
TOTAL	4,707 sq.ft.	437.30 sq.m.

### PRINCIPLE FEATURES INCLUDE:

- Prominent position
- Rear HGV loading door.
- Separate front office section.
- 4 allocated parking bays

### TENURE

A new 6 or 9 year FRI lease is available with 3 yearly rent reviews

### RENT

A commencing rent of £32,500 per annum is sought. (£6.90 p.s.f.)

### LEGAL COSTS

Each party are to bear their own legal costs.

### VAT

All figure quoted are plus VAT where chargeable.

### ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed with a D rating.

### RATES

We have gained the following information via the Valuation Office Web site [www.voa.gov.uk](http://www.voa.gov.uk)  
The property has been divided into 2 separate rateable areas.

#### 1. Front office

Rateable Value: £7,000

Rates Payable: £3,493 p.a. (x49.9p 2020/21)

#### 2. Rear warehouse

Rateable Value: £20,250

Rates Payable: £10,104 p.a. (x49.9p 20/21)

YOU ARE ADVISED TO CHECK

### ESTATE CHARGE

There is an estate charge of approximately £2,500 p.a. for the upkeep of the car park and entrance road applicable to this unit.

### VIEWING

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



Adam Parsons [ap@peppercommercial.co.uk](mailto:ap@peppercommercial.co.uk) 07808 473248

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