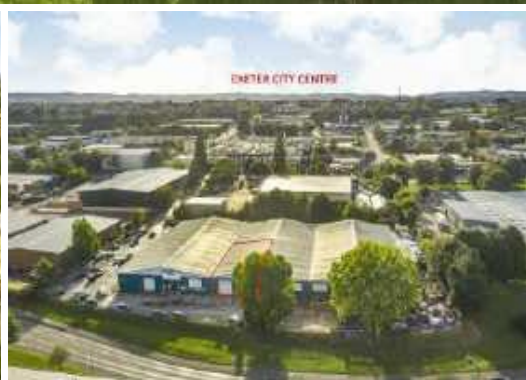


Miller Commercial

Chartered Surveyors and Business Property Specialists



Unit 8-9 Kestrel Business Park, Kestrel Way, Sowton Industrial Estate, Exeter

- TO LET
- VERSATILE UNIT
- WELL PRESENTED INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNIT
- OR THE WHOLE UNIT MEASURES 9,708 SQ FT (902 SQ M)
- GOOD ON-SITE PARKING
- EASY ACCESS TO M5 AND A30 / A38
- EPC RATING C (71)

£39,372 Per Annum Excl Leasehold



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LOCATION

Situated on one of Exeter's most sought after industrial estates in the heart of Sowton, Kestrel Business Park is a very popular trade and warehouse location. Access is via Kestrel Way while the estate fronts the arterial route through Sowton - Moor Lane. Both junctions 29 and 30 of the M5 are easily accessible, under a three minute drive from the property, as well as quick access to the A30 heading east and west and south to Torquay, Totnes and Plymouth along the A38. There is a commuter rail service close by at Digby & Sowton as well as regular bus services from Park & Ride facilities at either end of the Sowton Industrial Estate plus an international airport within 3 miles to the east of Sowton. Other occupiers on the Kestrel Estate include Screwfix and GAP Plant Hire, with Jewsons, Wickes and B&Q all close by.

DESCRIPTION

A modern mid-terraced unit of steel portal frame construction with a pitched roof, clad in profile sheet metal. The unit is currently arranged to provide an open warehouse arrangement with WC and kitchen facilities. There are two roller shutter doors of 5m in height and 4.59m wide. Ridge height is 7.17m and eaves height of 4.48m.

ACCOMMODATION

All areas have been measured in accordance with the RICS Property Measurement (1st Edition) on a Gross Internal Area basis (GIA) by Lane & Frankham

Part Warehouse: 4,632 sq ft (430.33) approx and 5,076 sq ft (472.07 sq m) approx.

or the whole unit measures: 9,708 sq ft (902 sq m) approx.

USE

Premises suitable for CLASS E occupiers to include retail, general business, warehouse, light industrial as well as certain leisure uses.

TERMS

The premises are available by way of a new full repairing & insuring lease on terms to be agreed.

SERVICES

We understand that mains electricity (including 3 phase), water, gas and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

ESTATE CHARGE

There is an estate charge to cover maintenance & upkeep of common areas subject to annual reconciliation and review.

BUSINESS RATES

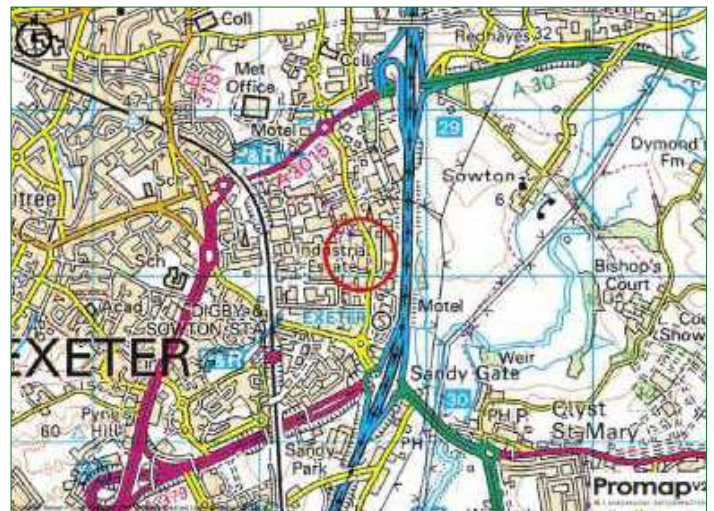
We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>, which shows the property as a whole has a rateable value of £46,500. For a part only option, the unit will need to be reassessed and will be lower than this figure.

However, please do not rely on this information and to find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

ENERGY PERFORMANCE CERTIFICATE



The Energy Performance Rating for this property is within Band C (71).

VAT

All figures quoted are exclusive of VAT, which is applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

our joint agent Zach Maiden, Vickery Holman 01392 203010 (zmaiden@vickeryholman.com)

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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