



**TO LET**

# Unit D4, Centurion Mill

Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LA

Modern detached warehouse building – 10,798 sq ft approx





# Location

Centurion Mill benefits from one of the highest profile locations in Sowton. It sits on the corner of Kestrel way and Moor Lane, just off junction 30, M5.

It has excellent road links being only 0.3 miles from Junction 30, M5 and 1.0 mile from Junction 29, M5. The route to Junction 29 also takes you to the bottom of the A30. This gives easy access for all types of vehicles directly off the motorway network.

Public transport links include Digby and Sowton Station which is a 0.6 mile or 12 minute walk from the building. There are also bus routes running down Moor Lane and also through Sowton at peak times.

Neighbouring occupiers include Howmet, Screwfix, Jewsons, Smiths News and B&Q.



**M5, J30**



**0.3 miles**

**M5, J29**



**1.0 miles**

**A30**



**1.0 miles**

# Accommodation

## Description

Unit D4, Centurion Mill is a modern detached warehouse building having been constructed in 2016. It has a steel frame with profile sheet cladding and blockwork walls internally.

A mezzanine has been constructed at the front of the building. The warehouse is fully racked to suit a distribution user.

## Parking

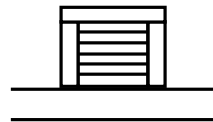
The building benefits from front and rear yards suitable for parking.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit D4	10,798	1103
Mezzanine	2,323	216
<b>TOTAL</b>	<b>13,121</b>	<b>1,319</b>

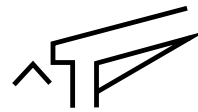
**Surface Level Loading Door**



**Onsite parking**



**Eaves height 8m**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277 888 or <https://Exeter.gov.uk/>

## Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is C 57 and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease Terms

The property is available by way of a new lease direct from the Landlord on terms to be agreed.

## Rent/Purchase Price

The property is offered to let for £119,595 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

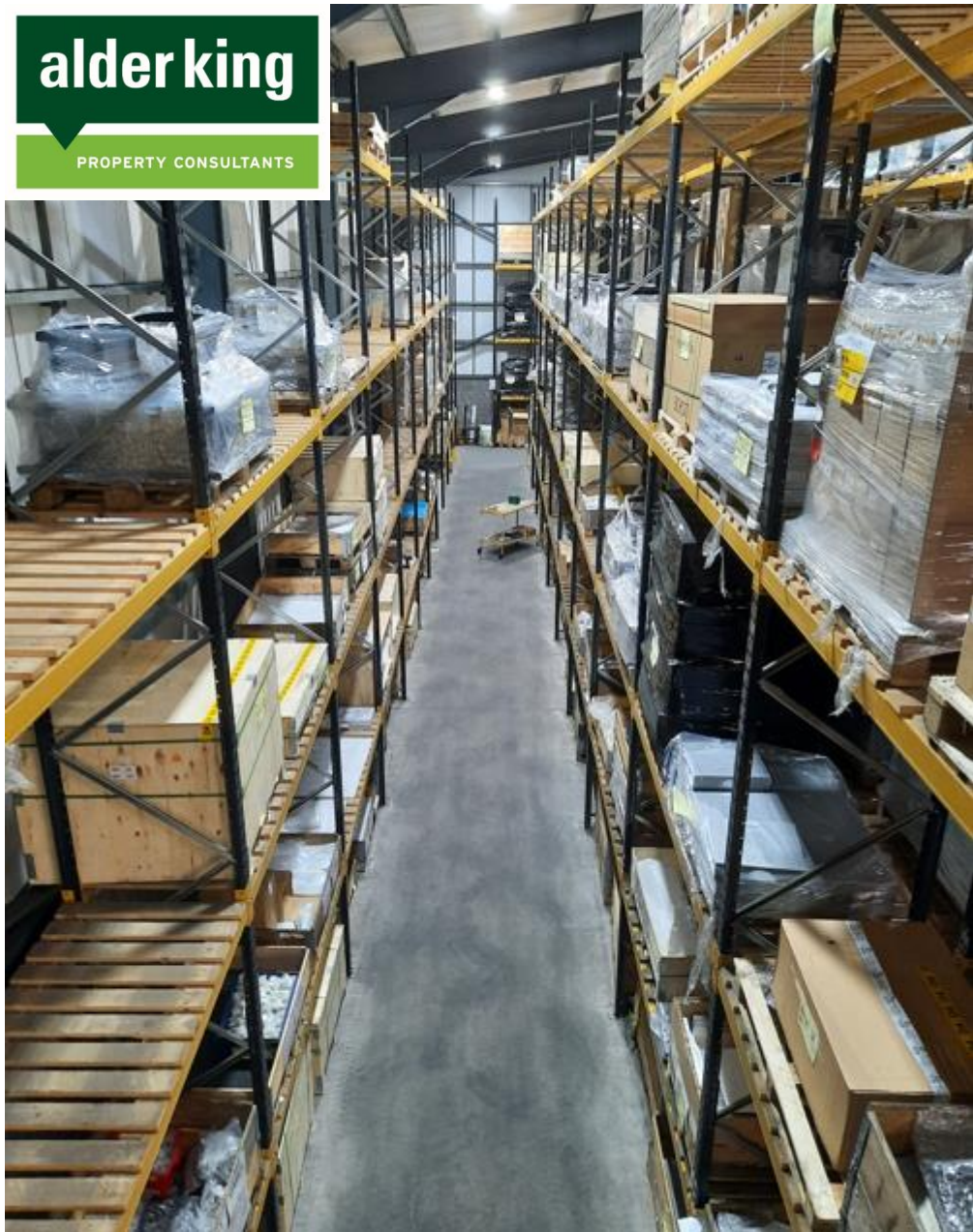
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



**alder king**  
PROPERTY CONSULTANTS



Plan shows the demise of Unit B and Unit D4.





# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter, EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** NS/WA/96680  
**Date:** December 2022  
**Subject to Contract**



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.