

REDUCED RENT



TO LET

# Unit B, Centurion Mill

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

Warehouse with office space - 57,747 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 B, Centurion Mill is a large warehouse divided to form warehouse and offices. It benefits from entrances to both the north and south elevations with an access along the west elevation connecting them. It is of steel frame construction with brick and block elevations. Internally it has a mezzanine floor which will remain.

There is a staff canteen, separate male and female w.c's and offices. Loading is from the western elevation and at dock level, recessed to provide weather protection. Office accommodation is located on the southern elevation and set over ground and first floors.

## Parking

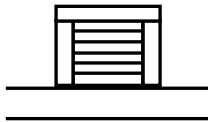
The unit benefits from allocated spaces to the road frontage along with demised yard space to the front of rear of the premises suitable for parking.

## 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 B	34,969	3,249
Mezzanines	17,679	1,642
Units 2-4 (Offices)	893	83
Units 6-20 (Offices)	4,206	391
<b>TOTAL</b>	<b>57,747</b>	<b>5,365</b>

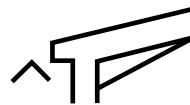
**Dock level loading x 3**



**Onsite parking**



**Eaves height 5m**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for warehouse and 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:

Unit B = D 84

Unit 2-4 = E110

Unit 6-20 = C72

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

The property is offered to let for £230,282 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.





Plan shows the demise of Unit B and Unit D4 to the north.

# 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)

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**Subject to Contract**



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