

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

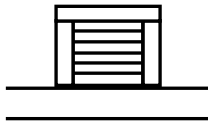
The unit benefits from allocated spaces to the road frontage along with demised yard space to the front of rear of the premises suitable for parking.

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
TOTAL	57,747	5,365

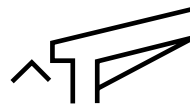
Dock level loading x 3



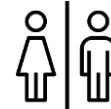
Onsite parking



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.

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

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



Noel Stevens
01392 353093
07974 156869
nstevens@alderking.com



Danielle Sendra
01392 353080
07827 841 902
dsendra@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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.