

FOR SALE (May Let whole or part)



**Hybrid property
with industrial /
warehouse space
and offices**



10,000 - 68,536 ft² (929 - 6,367 m²)

On a site of 3.91 acres (1.54 ha)

HERON ROAD

Sowton Industrial Estate, EXETER EX2 7NF



A30

J29

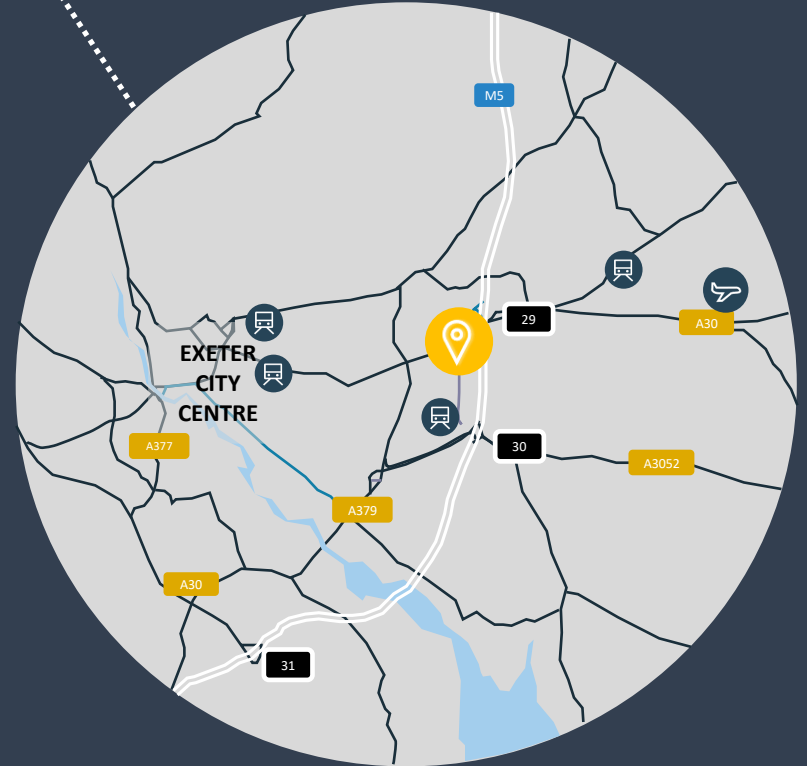
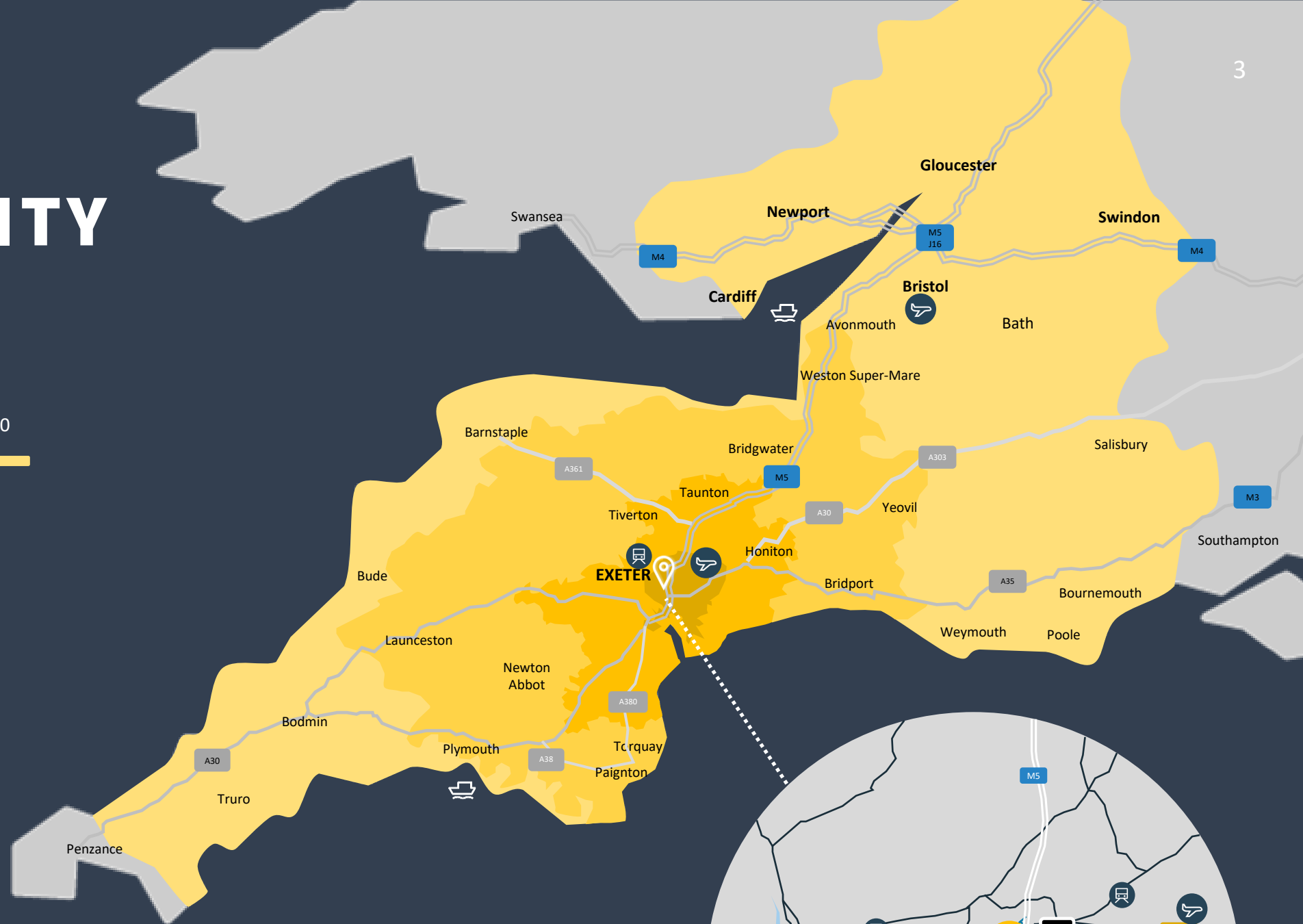
M5

J30



SOWTON INDUSTRIAL ESTATE

CONNECTIVITY



Located strategically at the intersection of the South West's major north-south (M5 and A38/A380) and east-west (A30) roads.



By rail – Exeter St David's destinations include London (2 hours), Bristol (1.25 hours) and Birmingham (2.5 hours). Sowton and Digby station within 1 mile of the property.



By air – Exeter International Airport's destinations include major UK and European cities.



Well served by local bus lines and bike paths into and around Exeter City Centre.

DESCRIPTION



Warehouse with additional training rooms



Large open plan offices with skylights



Meeting rooms, canteen / kitchen and staff facilities



Truss roof design providing large span in warehouse



PV Panels on warehouse roof



Split level access for office / visitors and main warehouse / yard area



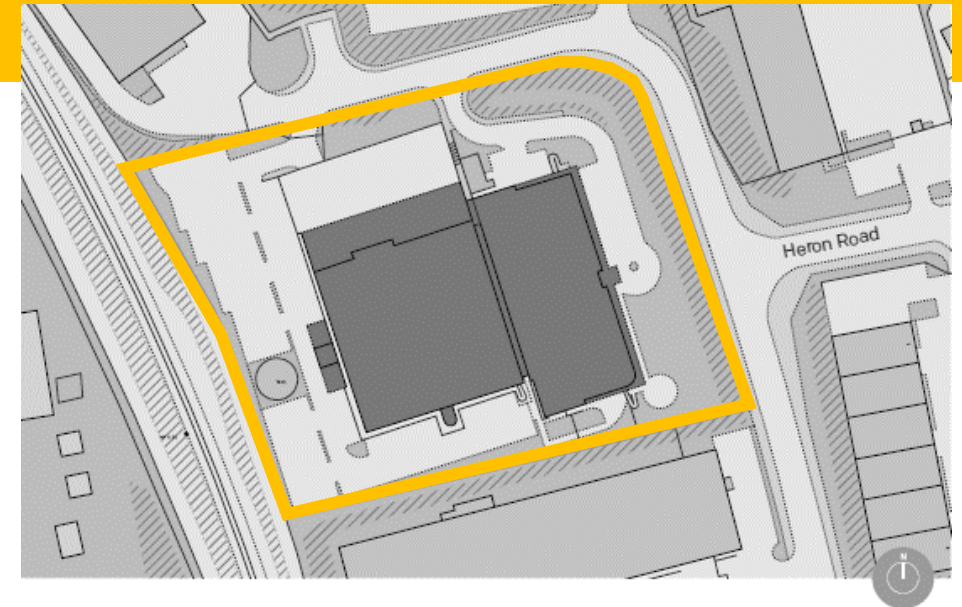
EPC D: 88



Rateable Value of £390,000



Site area of 3.91 acres (1.54 ha)



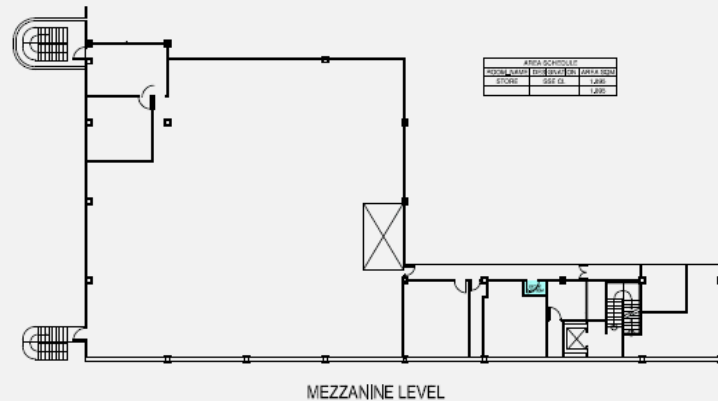
ACCOMMODATION

Areas – GIA	m ²	ft ²
Upper floor offices	2,047	22,036
Upper floor warehouses, stores, training rooms	2,423	26,079
Lower ground storage / kitchen / nursery	1,191	12,822
Mezzanine	706	7,599
Total	6,367	68,536
Canopy	332	3,571

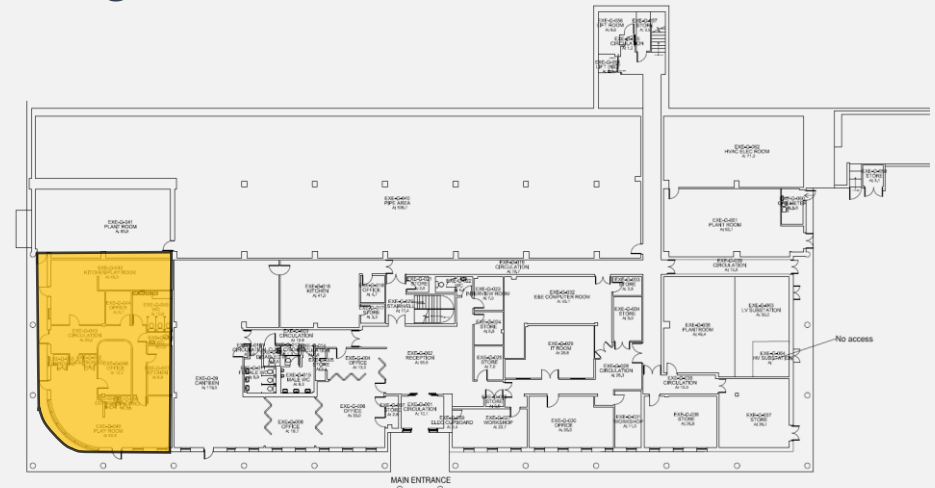
KEY

- Puffins of Exeter Ltd
- Vistry Homes Ltd

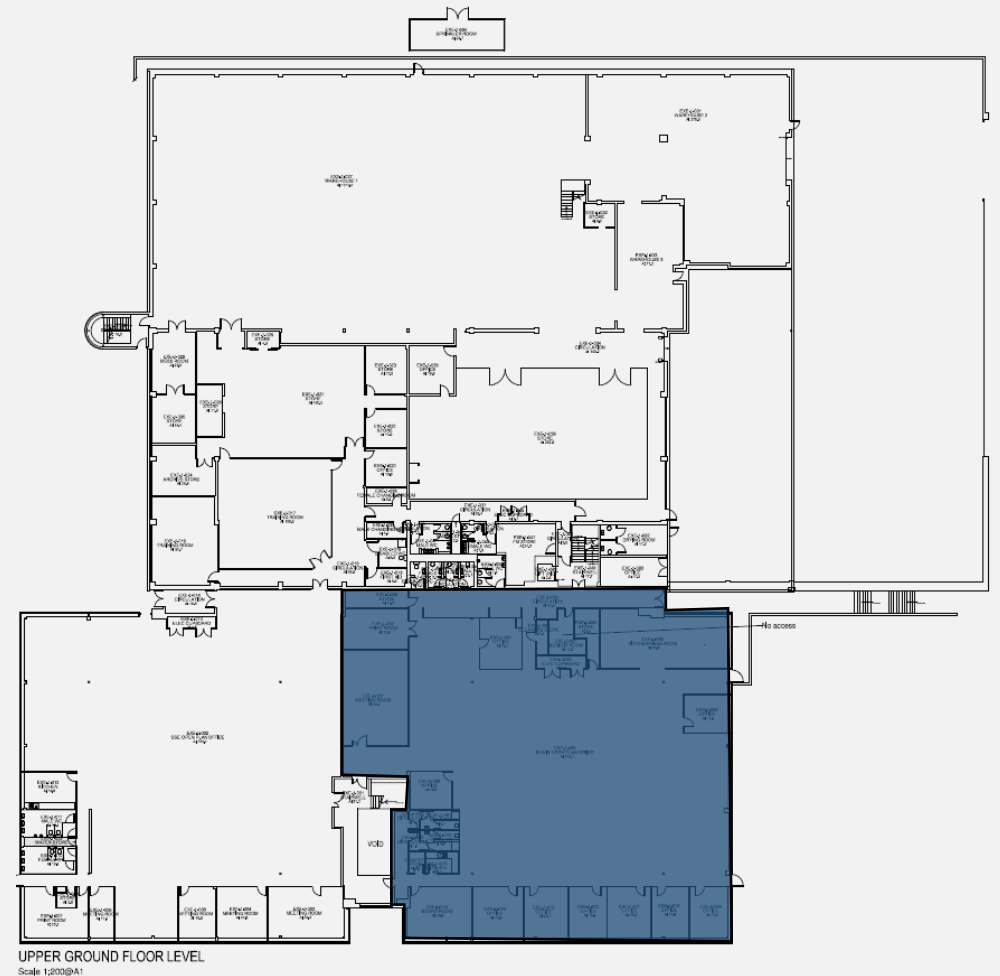
Mezzanine Level



Lower ground floor



Upper ground floor



TENURE AND TERMS

The property is held on a long leasehold from Devon County Council on a term of 125 years from 05.01.1989. The annual rent is £50 without review.

Puffins of Exeter Limited currently occupies part of the Lower Ground Floor of the building with a lease expiry on 21.01.2029. There is a mutual break of 18.01.2024, which the Landlord has exercised.

Vistry Homes Limited currently occupies part of the Upper Ground Floor with a lease expiry on 25.08.2025.

The long leasehold interest, with the benefit of the existing sub-tenants, is available to purchase with a quoting price of **£3.95 million**. Alternatively, the Vendor will consider a lease of the whole or part, on terms to be agreed.

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the vendor's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction







FOR MORE INFORMATION, CONTACT THE MARKETING AGENTS:



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