



FOR LEASE

# KESTREL WAY

Sowton Industrial Estate  
EXETER, Devon EX2 7LA

617 m<sup>2</sup> (6,644 ft<sup>2</sup>)

Trade Counter / Warehouse /  
Manufacturing Unit

D3



M5

29

# SOWTON INDUSTRIAL ESTATE

D3

Digby & Sowton

30





## DESCRIPTION



Detached, warehouse building



Recently replaced roof



5.5 m minimum eaves height



Parking to the front and rear



Available separately or combined with the adjoining unit D2

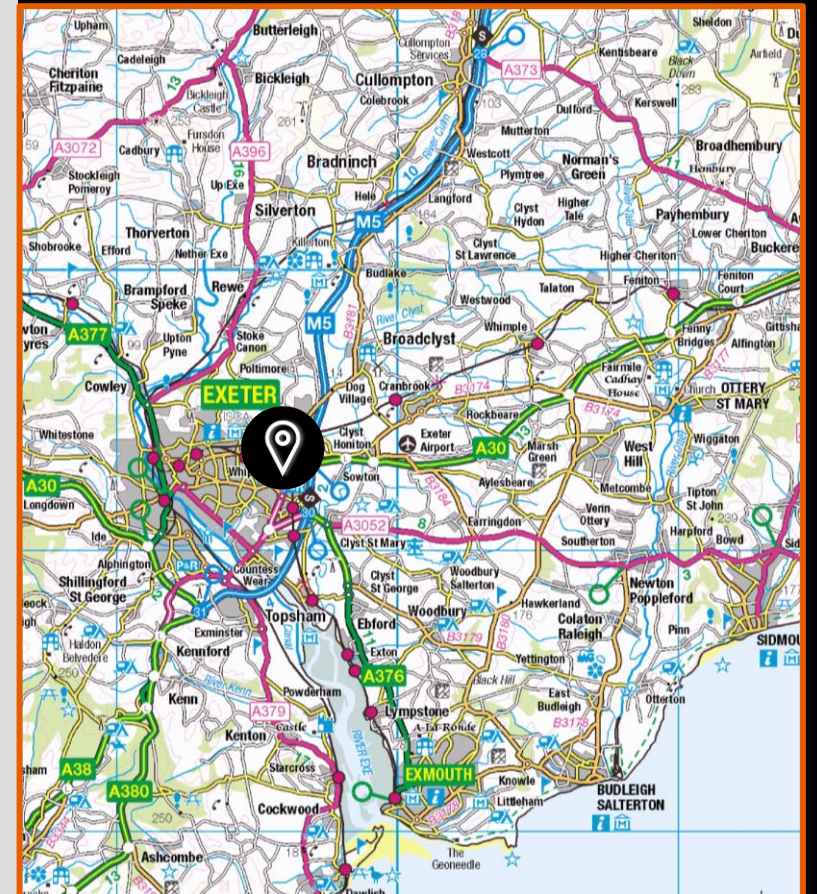
## ACCESSIBILITY

Location	Miles	Mins
M5 Jct 29 & Jct 30	< 1	4
Exeter International Airport	3	5
Honiton	15	18
Taunton	29	38
Plymouth	46	53
Bodmin	45	1h 10
Bristol	76	1h 30

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and includes the following gross internal floor areas:

Area	m <sup>2</sup>	ft <sup>2</sup>
D3 Ground Floor Warehouse	617	6,644
<b>D3 Total</b>	<b>617</b>	<b>6,644</b>











## TENURE & TERMS

The property is available on a new lease on an individual or combined basis.

These will be on terms to be agreed and will include upward only rent reviews.

Asking rental on application.

## CONTACT



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## 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 seller's / landlord's agent(s).

This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

## RATEABLE VALUE AND EPC

This rating assessment is currently part of a larger hereditament and will be separated in due course. We anticipate this will be £37,000.

The Energy Performance Certificate for Unit D3 is D:87.

## LEGAL COSTS

Each party to bear their own legal costs incurred with the new lease.