



D1

KESTREL WAY

Sowton Industrial Estate
EXETER, Devon EX2 7LA

1,453 m² (15,571 ft²)

Trade Counter / Warehouse /
Manufacturing Unit


FOR LEASE



29

SOWTON INDUSTRIAL ESTATE



 Digby & Sowton

30



DESCRIPTION



Detached, warehouse building



Office / amenity block



Secure shared site and yard



6.06 m minimum eaves height



Parking to the front and rear



No internal columns



Mezzanine for additional offices or storage



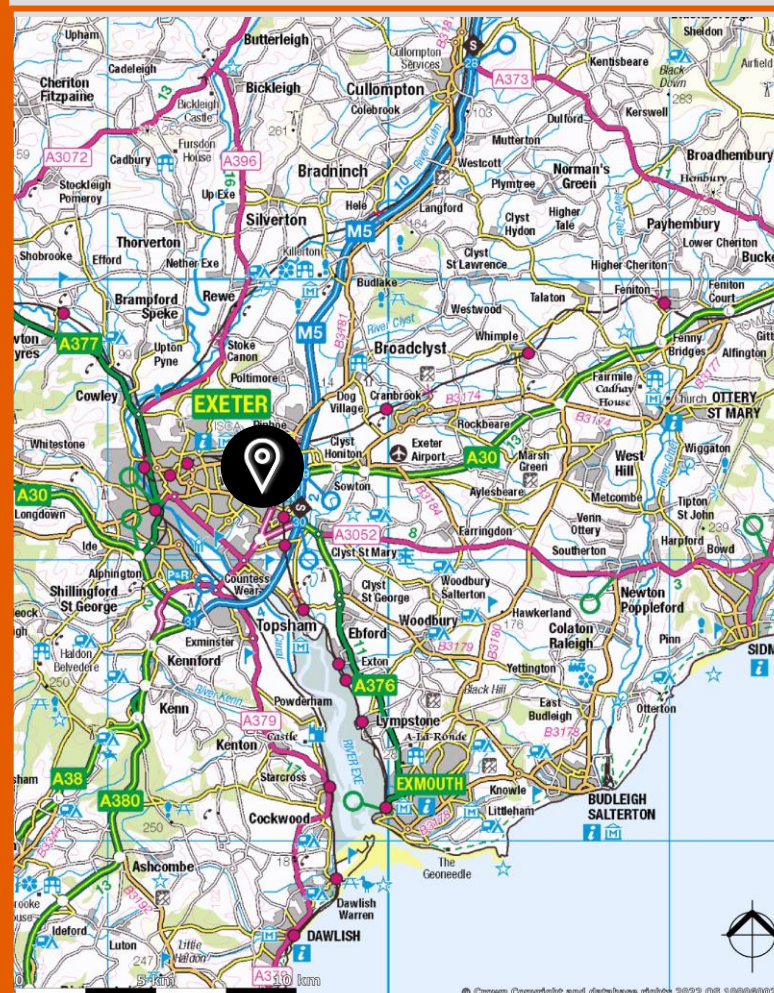
Site of 0.83 acres



Can be made available with the neighbouring Units D2 & D3

ACCESSIBILITY

	Miles	Mins
Digby and Sowton Railway Station	<1	7
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







TENURE & TERMS

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

The property is available on a new lease following the vacation of the existing tenant and completion of repairs / redecoration. This will be on a term to be agreed and will include upward only rent reviews.

Asking rental on application.

CONTACT



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RATEABLE VALUE AND EPC

Rateable Value 2023 List: £85,000

Rates Payable 23/24: £43,350

The EPC for Unit D1 Kestrel Way is B:49.



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.