

FOR LEASE

D2

KESTREL WAY

Sowton Industrial Estate
EXETER, Devon EX2 7LA

975 m² (10,505 ft²)

Trade Counter / Warehouse /
Manufacturing Unit

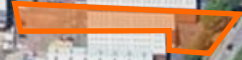





29

SOWTON INDUSTRIAL ESTATE

D2



 Digby & Sowton

30



DESCRIPTION



Detached, warehouse building



Office / amenity block



Recently replaced roof



5.5 m minimum eaves height



Parking to the front and rear



Mezzanine for additional offices or storage



Total yard area of 0.39 acres including 0.12 acre rear yard.

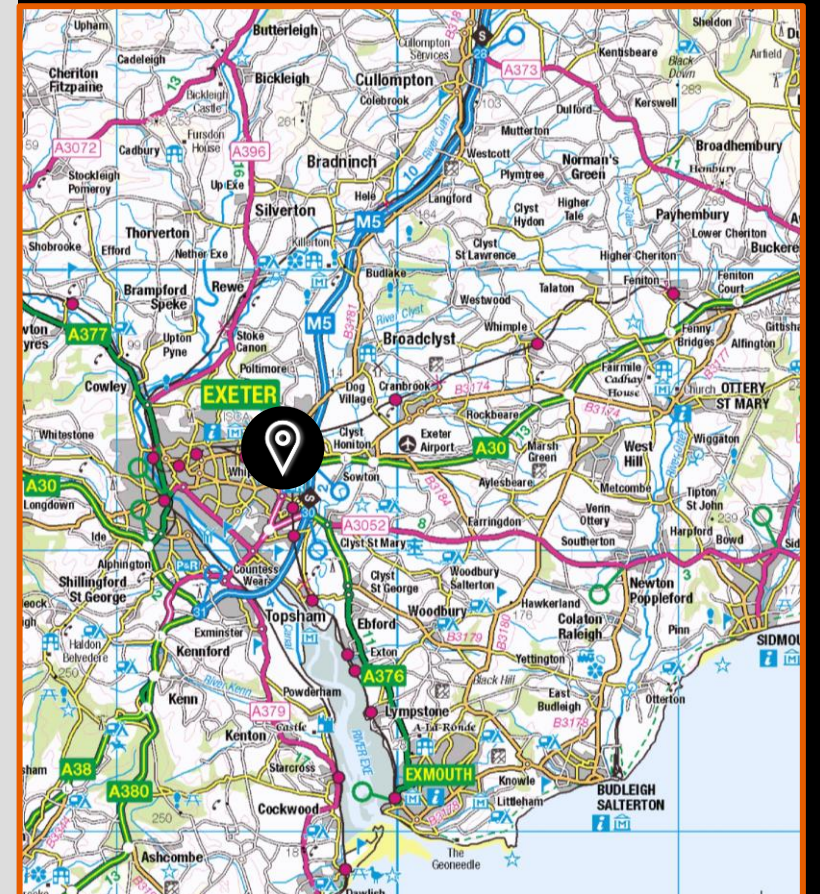
ACCESSIBILITY

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 ²	ft ²
D2 Ground Floor Warehouse	701	7,545
Mezzanine	275	2,960
D2 Total	976	10,505







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 to be £47,000.

The Energy Performance Certificate for Unit D2 is D:87.

LEGAL COSTS

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

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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