To Let

Modern office to let

- Multiple BT & Virgin fibre optic connections
- Fully equipped and air conditioned data room
- Excellent communication links by road and bus
- Plentiful parking

Unit 2

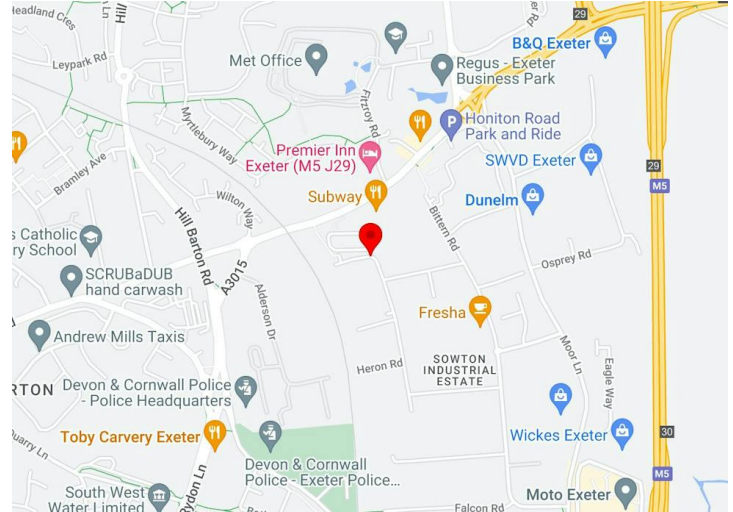Orchard Court, Heron Road, Exeter, Sowton Industrial Estate, EX2 7LL

3,319 sq ft
308.35 sq m

Reference: #73619

JLL

Unit 2

Orchard Court, Heron Road, Exeter, Sowton Industrial Estate, EX2 7LL

Summary

Available Size	3,319 sq ft / 308.35 sq m
Rent	£39,500 per annum £39,500 per annum
Rateable Value	£63,000
EPC	Upon Enquiry

Description

Unit 2 Orchard Court comprises an office on the first floor, which was built with unit 1 as two self-contained units (each with own front door, facilities and utilities) but which have been occupied as a single unit for many years. Unit 1 is now let, leaving the remaining unit 2 available.

The office has suspended ceilings with recessed lighting, gas-fired central heating, ample power and data provision, security and fire alarm systems, intercom entry system, and electronic door security system. The layout of the office is largely open-plan but demountable office partitions (which can be moved/removed to suit) currently form several meeting rooms, private offices and store rooms, plus an air conditioned data room.

There is a WCs on the first floor and a shower room to the unit. Outside there are plentiful allocated parking spaces directly to the front of the unit, including one disabled parking bay.

Location

Orchard Court is located on the Sowton Estate, which is accessed directly off both Junctions 29 and 30 of the M5 motorway on the eastern edge of Exeter and is

about 3 miles from the city centre.

The estate is Exeter's main distribution location and also a major retail, office and industrial centre.

Orchard Court is a development of industrial and office units, and Units 1 & 2 face the entrance from Heron Road, with excellent parking provision and surrounded by mature landscaping.

Accommodation

The property comprises:

Name	sq ft	sq m	Availability
Unit - 1	3,313	307.79	Let
Unit - 2	3,319	308.35	Available
Total	**6,632**	**616.14**	

Broadband connectivity

A report on the various broadband services available at this address, and the relative speeds they may offer, is available on request. The offices have multiple fibre optic connections (both Virgin and BT) linked to a fully-fitted, air conditioned data room, having been the HQ of a telecoms company.

Katie Purrington

01392 429380 | 07513 482451

katie.purrington@jll.com

Tim Western

01392 429305 | 07711 851459

tim.western@eu.jll.com