

TO LET



**LARGE OPEN PLAN
OFFICE SPACE
WITH SKYLIGHT**



10,876 ft² (1,010.4m²)

HERON ROAD

Sowton Industrial Estate, EXETER EX2 7NF



A30

J29

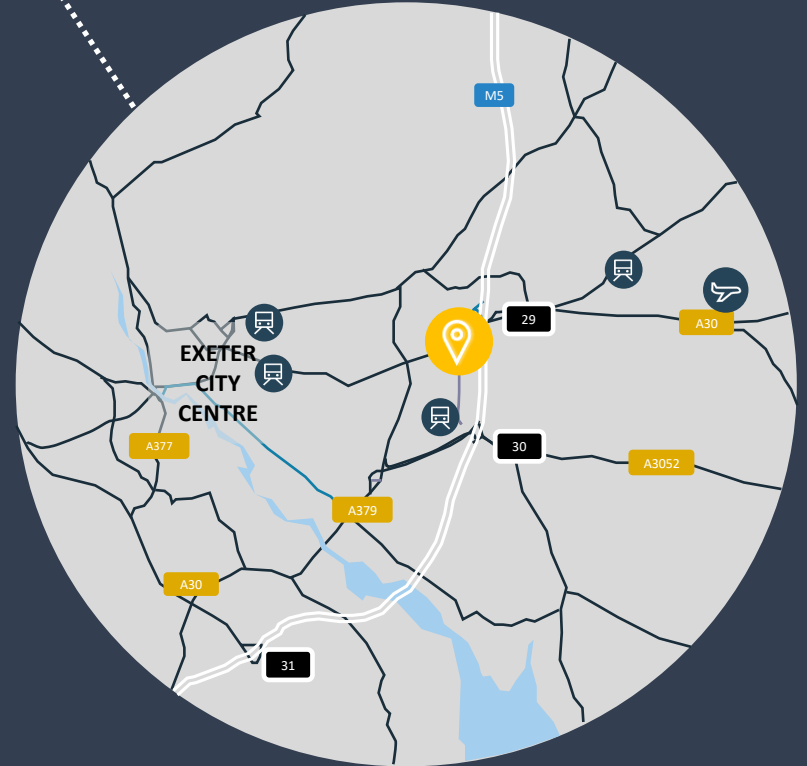
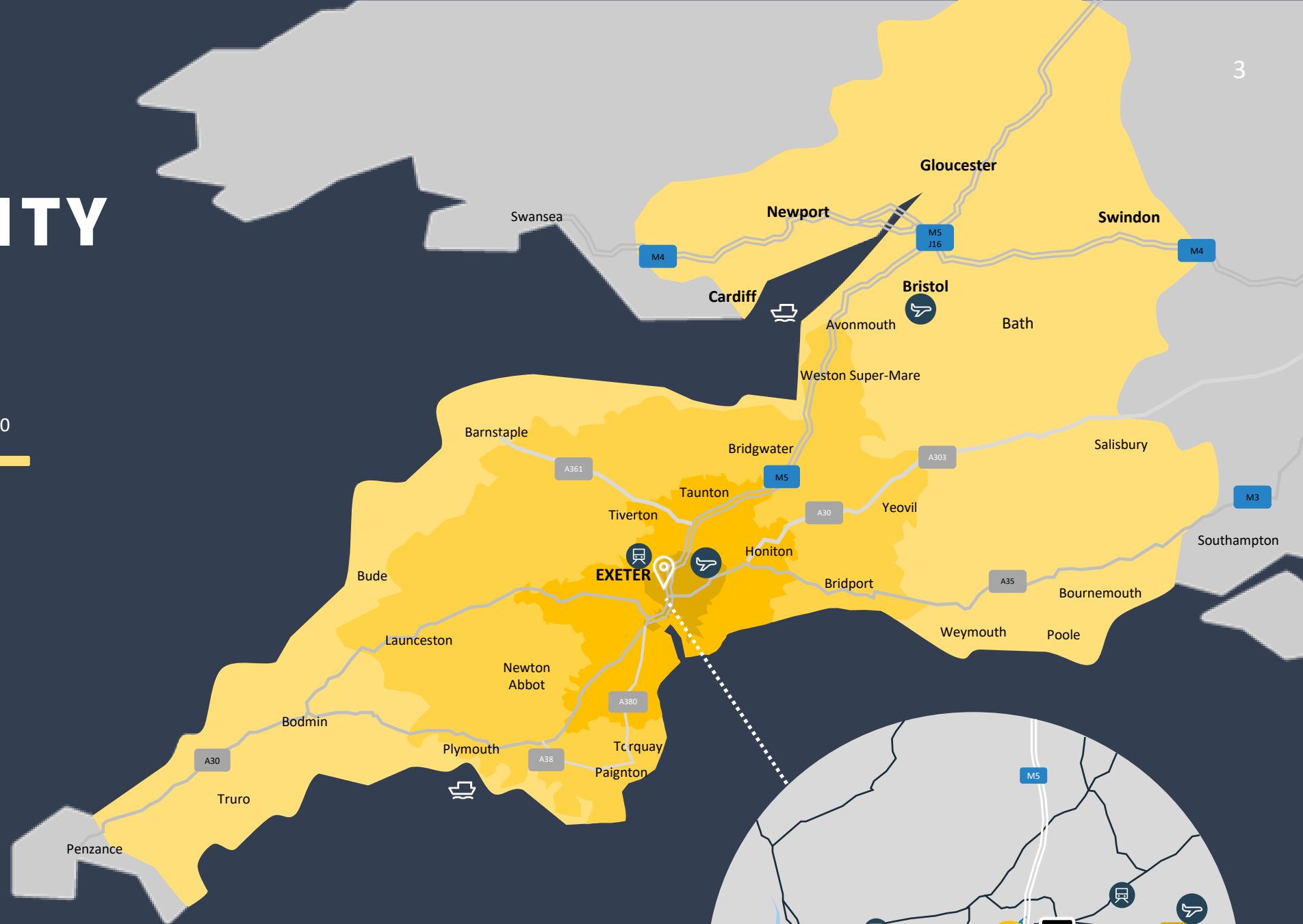
M5

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



Large open plan offices with skylights



Meeting rooms, canteen / kitchen and staff facilities



Truss roof design providing large span in warehouseSplit



level access for office and visitors



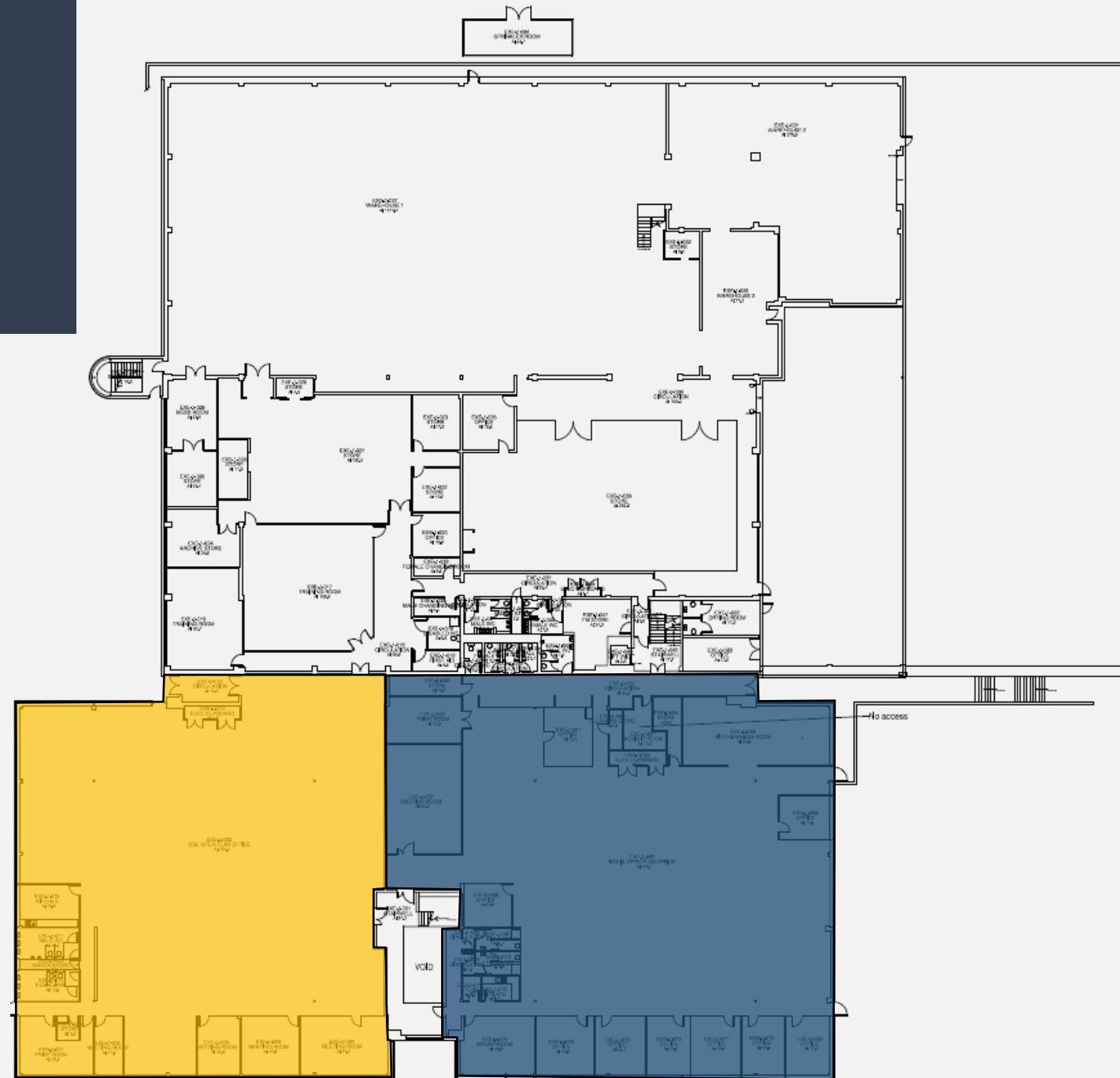
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ACCOMMODATION

Areas – GIA	m ²	ft ²
Upper Floor Office	1,010.4	10,876
Vistry homes - Let	1,036.7	11,160
Total	2,047.2	22,036

Upper ground floor



UPPER GROUND FLOOR LEVEL
Scale 1:200@A1

KEY

● Available

● Vistry Homes Ltd

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.

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

The lease of the non tenanted office space is available on a new lease for 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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