

UNIT Apple 29B Lane

Sowton Industrial Estate
Exeter EX2 7HA

7,313 FT² (679.37 M²)

PROMINENT TRADE COUNTER
/ QUASI-RETAIL PREMISES

TO LET



HECTOR PEARCE

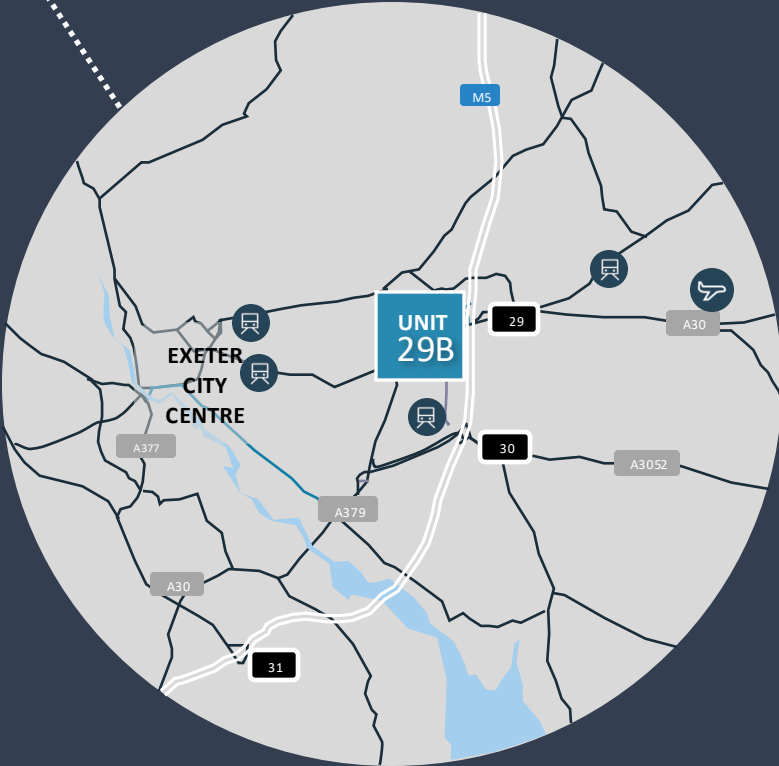
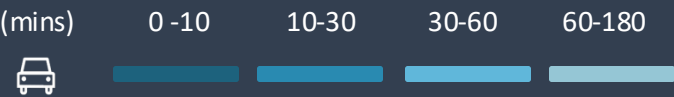


SOWTON INDUSTRIAL ESTATE

UNIT
29B

Unit 29B APPLE LANE, SOWTON INDUSTRIAL ESTATE, EXETER EX2 5GL

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.

LOCATION

The property is conveniently located on Sowton Industrial Estate, one of Exeter's primary industrial and business locations. Apple Lane is situated only 0.4 miles from Junction 30 of the M5 motorway and 0.5 miles from the Digby and Sowton Railway Station, with links to Exeter St David's Station.

Apple Lane is accessed via Sidmouth road which connects directly to the M5. The property is predominantly surrounded by trade counter and industrial units with the majority of the considerable Sowton Industrial Estate to the north. The estate is bound to the east by the M5, with easy access to both junctions 29 and 30.

DESCRIPTION

The unit comprises a warehouse, ground floor showroom, offices, mezzanine floor, and WC's. Externally there is ample yard and articulated vehicle turning / circulation area and designated parking spaces

SERVICES

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



ACCOMMODATION

The property comprises the following approximate gross internal areas:

	m ²	ft ²
Warehouse / Showroom	538.93	5,801
First Floor Office	90.81	978
Mezzanine	49.62	534
Total	679.37	7,313

BUSINESS RATES

We are informed by the Valuation Office Agency that the property has a rateable value of £58,000 effective from 1st April 2023.

EPC

The property has an EPC rating of B(46).

TERMS

The property is available by way of a new full repairing and insuring lease at a rent 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 landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING / FURTHER INFO

By appointment with the marketing agents:



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M5

30

UNIT
29B

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