

TO LET

Warehouse / Office Space

Unit B Centurion Mill

Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LA



HECTOR PEARCE

Intelligent real estate

41,671 sq ft (3,871 sq m)



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LOCATION

Centurion Mill occupies a prominent corner position at Kestrel Way and Moor Lane, just off Junction 30 of the M5. This high-profile location in the heart of Sowton offers superb road connectivity—only 0.3 miles from Junction 30 and 1 mile from Junction 29—providing quick access to the M5 and A30.

Public transport links are strong, with Digby & Sowton Station just a 12-minute walk or short drive away, and regular bus services operating along Moor Lane and through the Sowton area during peak times.

The surrounding area is home to a range of established occupiers, including Greggs, Exeter College, Howmet, Screwfix, and Jewson, placing Centurion Mill in a thriving commercial environment.

DESCRIPTION

Unit B is a spacious warehouse subdivided to provide flexible smaller warehouse units alongside office space. The building features entrances on both the north and south

sides, connected by an access route along the west elevation. Constructed with a steel frame and brick/block elevations, the unit includes a small mezzanine floor internally. Facilities include a staff canteen, separate male and female WCs, and dedicated office areas. Loading is available from the west elevation at dock level, with a recessed design offering weather protection. Office accommodation is situated on the southern side, spanning both ground and first floors.

PARKING

The unit benefits from allocated spaces to the road frontage along with demised yard space to the front of rear of the premises suitable for parking.

SERVICES

We are advised that all main services are connected to the premises. We 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

Area	FT ²	M ²
Unit B (Warehouse)	34,969	3,249
Mezzanine	1,603	152
Units 2-4 (Offices)	893	83
Units 6-20 (Offices)	4,206	391
Total	41,671	3,871

PLANNING

We are verbally advised that the accommodation has planning consent for warehouse and office use but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277 888 or <https://Exeter.gov.uk/to> Junction 28 of the M5.

BUSINESS RATES

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

EPC

The EPC Rating is: Unit B = D 84 Unit 2-4 = E110 Unit 6-20 = C72. The full certificate can be provided on request.

CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

LEASE TERMS

The property is available by way of a new lease direct from the Landlord on terms to be agreed.

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RENT

The property is offered to let for £194,111 per annum exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

REFERENCES/RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

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(s). This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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