



Green Park

Heron Road Sowton Industrial Estate Exeter EX2 7LL



HECTOR PEARCE

Intelligent real estate

OFFICE UNITS **TO LET**

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LOCATION

Green Park on Heron Road in Exeter offers modern, accessible workspaces tailored to meet the needs of a range of occupiers. Located within the well-established Sowton Industrial Estate, the park provides excellent connectivity to the M5 motorway and is within easy reach of Exeter city centre. The area is well connected by public transport, with strong links via the nearby Honiton Road Park & Ride service, and Digby & Sowton railway station located approximately one mile to the south. Green Park is ideal for businesses seeking a prominent location with easy access and a professional setting. Whether you're a startup or an established company, the park offers a range of office spaces to suit various requirements.

KEY FEATURES

- Flexible office units providing up to 22,500 sq ft, providing scalable workspace options.
- Newly refurbished, high-quality specification with open-plan office designs.
- Impressive grand entrance and landscaping.
- Abundant natural light throughout, supported by strategically placed skylights and large windows for bright, airy working environments.
- Onsite amenities including kitchen facilities, meeting rooms, and childcare provision (Puffins of Exeter).
- Generous on-site parking available for occupiers and visitors.





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FLEXIBLE COMMERCIAL TERMS:

Smaller offices available on all-inclusive terms, incorporating rent, business rates, service charge and utilities.

Larger office suites available on a rental-only basis, allowing bespoke fit-out and occupation.

Green Park is available to let as a whole or in part. For details and terms please contact the agents.



LOGISTICS AND DISTRIBUTION:

Occupiers have the opportunity to access integrated services from Green Park Logistics, including distribution, picking, and packing, pallet storage and artic offloading, providing a unique advantage for businesses requiring storage or fulfilment support.



A HUB FOR GROWTH:

Tenants also benefit from the opportunity to grow within a supportive business environment, with access to guidance, mentoring and strategic support from EGN Services angel investment and business support arm.



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ACCOMMODATION

	Sqm	Sqft
Office A	731.5	7,874
Office B	250.5	2,696
Office C	560.7	6,035
Office D	316.0	3,401
Office E	184.0	1,981
Office F	62.0	667
Total	2,104.7	22,654



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BUSINESS RATES

Business rates are a local tax on non-residential properties, based on the property's Rateable Value set by the Valuation Office Agency (VOA). Rates vary by location and property size. Applicants are encouraged to visit the VOA website to check the current business rates for the property.

EPC

A newly commissioned EPC will be provided following the completion of the refurbishment works, reflecting the improved energy performance of the property.

LEGAL COSTS

Each party to be responsible for their own legal costs.

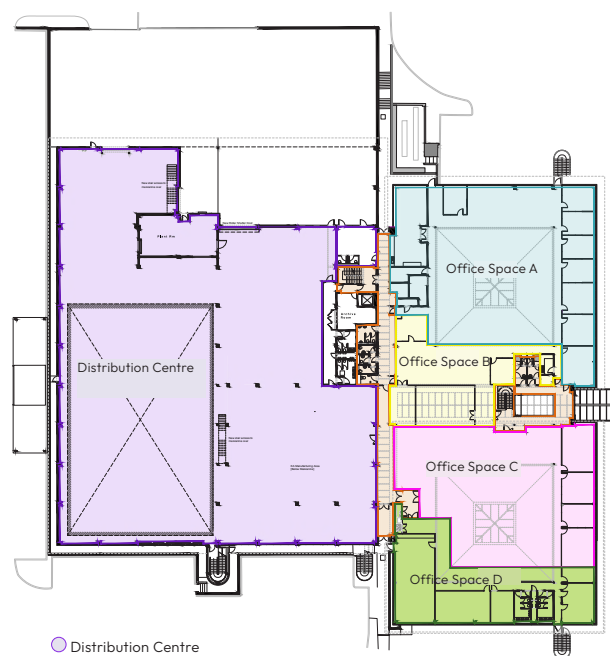
ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation requires 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.



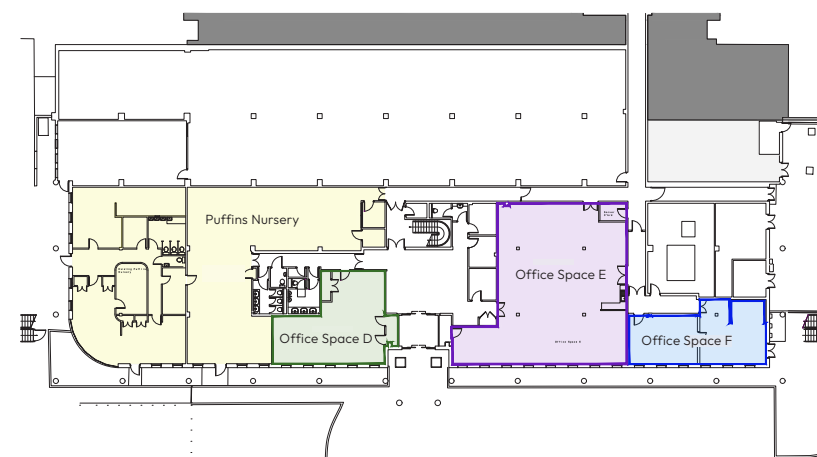
FLOOR PLANS

LOWER GROUND FLOOR



- Distribution Centre
- Office Space A: 731.5sqm
- Office Space B: 250.5sqm
- Office Space C: 560.7sqm
- Office Space D: 316sqm
- Circulation and Communal WCs - 237.5sqm

UPPER GROUND FLOOR



- Puffins Nursery
- Office Space D: 71sqm
- Office Space E: 184sqm
- Office Space F: 62sqm



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Katie Purrington
07513 482 451
kp@hectorpearce.com
hectorpearce.com

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