



Green Park

Heron Road Sowton Industrial Estate Exeter EX2 7LL



HECTOR PEARCE

Intelligent real estate

WAREHOUSE **TO LET**
34,563 sq ft (3211 sq m)

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LOCATION

Green Park on Heron Road, Exeter, provides a modern and accessible industrial and warehouse facility within the established Sowton Industrial Estate. The location offers excellent connectivity to the M5 motorway and Exeter city centre, together with convenient public transport links via the nearby Honiton Road Park & Ride and Digby & Sowton railway station.

The property provides approximately 35,000 sq ft of warehouse and ancillary accommodation, offering a range of features suited to warehouse, distribution and trade occupiers. The accommodation comprises:

- 2,800 pallet spaces within new STOW stackable mobile racking
- Additional fixed racking
- Two roller shutter door access points
- Articulated lorry loading and unloading capability
- Secure yard area
- Three offices
- Two staff toilet facilities
- 20 on-site car parking spaces

The combination of extensive warehouse accommodation, high-density pallet storage, dedicated loading facilities and secure yard provision makes Green Park particularly well suited to warehouse, distribution and logistics operators seeking a well-connected and professionally managed location in Exeter.





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FLEXIBLE COMMERCIAL TERMS:

Flexible accommodation designed around your operational requirements.

The property provides extensive warehouse and industrial accommodation, with mezzanine storage, offices and covered external space. The configuration offers flexibility for a range of storage, distribution and trade-related uses.



LOGISTICS AND DISTRIBUTION:

Well positioned for efficient logistics and distribution.

Excellent access to Exeter, the M5 and wider regional road network, with articulated lorry loading and unloading capability, two roller shutter doors and a secure yard. The facility also benefits from high-density pallet storage and additional fixed racking.



STORAGE AND OPERATIONAL CAPACITY:

Significant storage and operational capability.

The facility provides approximately 32,000 sq ft of accommodation, including 25,000 sq ft of ground floor warehouse space and 7,800 sq ft of mezzanine accommodation, together with 2,800 pallet spaces, covered external storage and 20 on-site car parking spaces.



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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

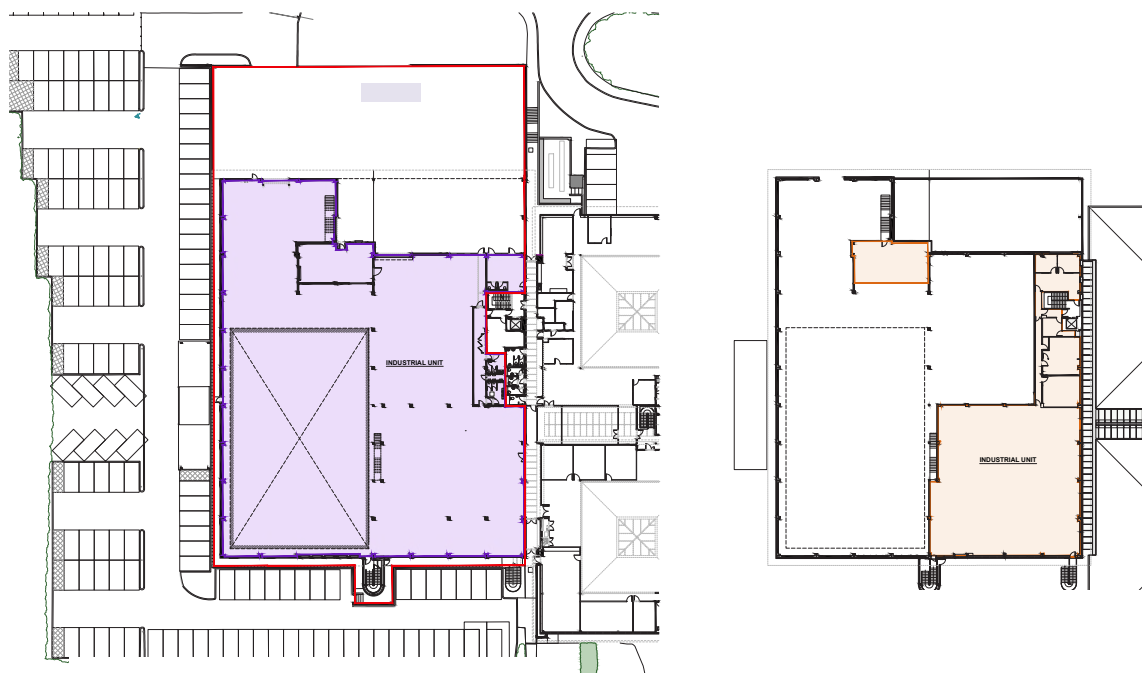
Each party to be responsible for their own legal costs.

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation 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.

FLOOR PLAN

GROUND FLOOR AND FIRST FLOOR



ACCOMMODATION

	Sq m	Sq ft
Ground Floor Warehouse	2,435	26,210
First Floor Offices and Mezzanine	776	8,353
	3,211	34,563





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