TO LET

Prominent Warehouse / Showroom and Trade Counter Premises

Units 5 & 6 Heron Units

Heron Road, Sowton Industrial Estate, EX2 7LL



HECTOR PEARCE

Intelligent real estate

10,078 sq ft (936 sq m)





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SUMMARY

- Existing food production facility
- Generous industrial / production accommodation
- Ancillary office accommodation and staff welfare facilities
- Suitable for food production and a variety of other commercial uses, subject to planning
- Located on the established Sowton Industrial Estate
- Excellent road communications
- Available to let on terms to be agreed

LOCATION

The Heron Units are situated on Heron Road within the established Sowton Industrial Estate, one of Exeter's principal commercial and industrial locations. The property is strategically positioned close to Junction 29 of the M5 motorway, providing excellent connectivity to the A30, A38 and the wider South West. Exeter city centre, the mainline railway station and Exeter Airport are all readily accessible, with regular public transport services serving the surrounding area.

DESCRIPTION

Units 5 & 6 comprise industrial accommodation extending to approximately 10,078 sq ft (936 sq m), currently configured as a food production facility.





DESCRIPTION

The existing fit-out provides an opportunity for occupiers seeking premises suitable for food processing, production or associated operations. Alternatively, the accommodation may suit a range of other industrial and commercial uses, subject to the necessary planning consents and any required alterations. The units offer flexible accommodation within an established industrial estate, benefiting from the area's excellent transport links and proximity to Exeter.

ACCOMMODATION

Please see below a summary of the accommodation:

	Sq m	Sq ft
Ground Floor	534.5	5753
First Floor	401.8	4325
Total	**936.3**	**10078**

PROPOSAL

The property is available by way of a new full repairing and insuring (FRI) lease, with terms to be agreed by negotiation, or alternatively by way of an assignment of the existing lease, which expires in September 2032.

EPC

The property has been rated D (78) for its Energy Performance Certificate (EPC).

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council, regarding the current Rateable Value and any applicable business rates liability.

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ESTATE CHARGE

A proportional estate service charge applies in respect of the maintenance of the common areas.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

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.



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