TO LET

Well appointed ground and first floor offices



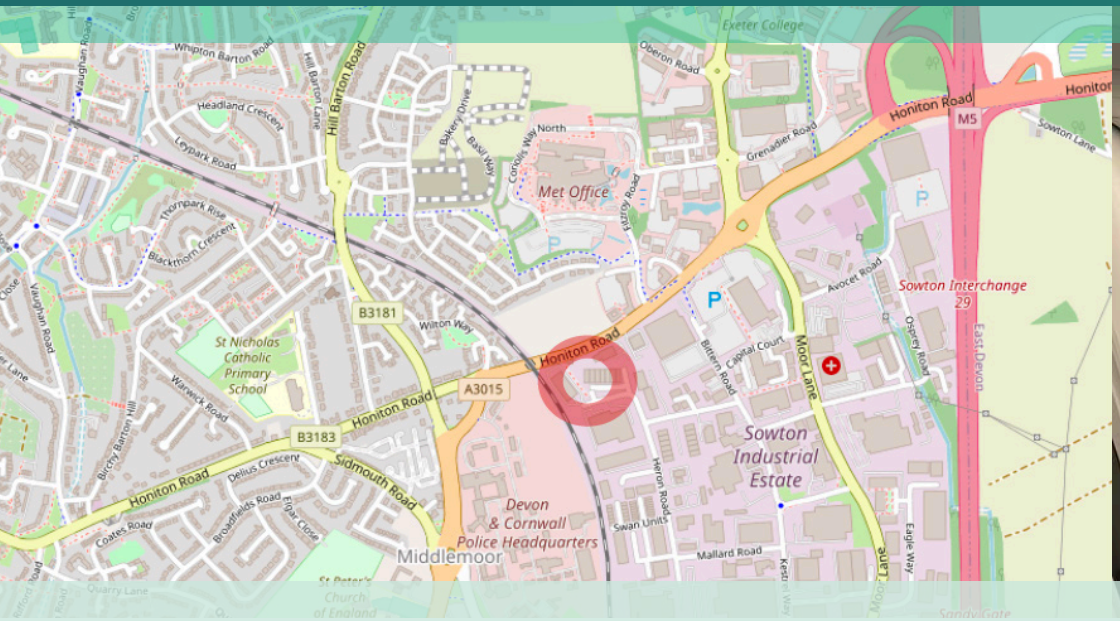
Units 8 & 9
Orchard Court

Heron Road, Sowton Industrial Estate,
Exeter, EX2 7LL

HECTOR PEARCE

Intelligent real estate

1,146 sq ft (106.46 sq m) – 1,937 sq ft (179.95 sq m)





Units 8 & 9, Orchard Court

Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL

KEY FEATURES

- Well appointed ground and first floor offices
- Approx: 1,146 sq ft / 106.46 sq m – 1,937 sq ft (179.95 sq m)
- Allocated parking spaces
- Available on new terms to be agreed
- To let: from £13,750 per annum, plus VAT

LOCATION

Orchard Court is located on the Sowton Estate, directly off both Junctions 29 and 30 of the M5 motorway on the eastern edge of Exeter and about 3 miles from the city centre. The estate is Exeter's main distribution location and also a major retail, office and industrial centre. Orchard Court is a 1980's development of industrial and office units, with excellent parking provision and surrounded by mature landscaping.

DESCRIPTION

Unit 8: Orchard Court is a self-contained office unit on the ground floor, with glazed entrance door and dedicated parking spaces to the front. The unit is fitted out as offices, but could be suitable for other uses, subject to consents. The offices are currently divided by means of good-quality demountable partitions to forming office areas and private offices/meeting rooms. The office fit out is well presented and provides modern and flexible accommodation. The unit has 2 WCs, and a kitchen to the rear.

Unit 9: An office unit on the first floor, accessed via glazed entrance door from the car park. The unit is fitted out as offices, but could be suitable for other uses, subject to consents. The offices are currently divided by means of good-quality demountable partitions to forming office areas and private offices/meeting rooms. The office is well presented and provides modern and flexible accommodation. The unit has shared use of 2 WCs, and own kitchen tea point.

Outside there are allocated parking spaces.





ACCOMMODATION

	Sq m	Sq ft
Unit 8	179.95	1,937
Unit 9	106.46	1,146

LEASE TERMS

Unit 8: Available by way of new full repairing and insuring lease, at a rent of **£19,000 pa ex**.

Unit 9: Available by way of new full repairing and insuring lease, at a rent of **£13,750 pa ex**.

Further terms to be agreed by negotiation, please contact agent for further details

SERVICE CHARGE

There is a service charge for the estate; please contact agent for current estimates.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available for this property. Please contact the agent for further details.

BUSINESS RATES

Unit 8: Rateable value: £15,250.00 Payable 2026/27: £6,588.00

Unit 9: Rateable value: £10,250.00 Payable 2026/27: £4,530.50.

Small Business Rates Relief is available to qualifying companies in respect of Unit 9. Further information on request.

VAT

VAT is payable on rent and outgoings.

LEGAL COSTS

Both parties to bear their own legal costs in the transaction.

Unit 8 & 9, Orchard Court

Heron Road, Sowton Industrial Estate

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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