

**To Let**

**£9,900 pax**

Unit 2 Swan Units, Heron Road, Sowton Industrial Estate, Exeter, Devon, EX2 7LL

900 Sq Ft  
(83.6 Sq M)

# Summary

- Ideal start unit on popular estate with parking
- Easily accessible location close to junction 29 & 30 of M5 and A30
- New lease available from September 2025
- Approx 900 sq ft (83.61 sq m)
- May suit alternative uses subject to the necessary planning consents
- 100% Rates Relief may be applicable to qualifying parties
- Opportunity to acquire a small business premises

## Location:

The Swan Units estate is in close proximity to both the A30 (A303) and junctions 29 & 30 of the M5 motorway. The city centre is within approximately 3 miles and a regular Park & Ride facility is located on the Sowton Industrial Estate

## Description:

The premises is located within a terrace of industrial units fronting the communal forecourt of Swan Industrial Estate. The premises benefit from roller shutter doors, welfare facilities, fire exit to the rear and parking to the front.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	83.6	900

## Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

E (103)

## Planning:

The amended use classes would mean this property could be used for light industrial and other uses that fall within E class. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £9,800, therefore making the approximate Rates Payable £4,890.20 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

A contribution of £750 plus VAT is required towards the Landlords legal and administration costs.

## VAT:

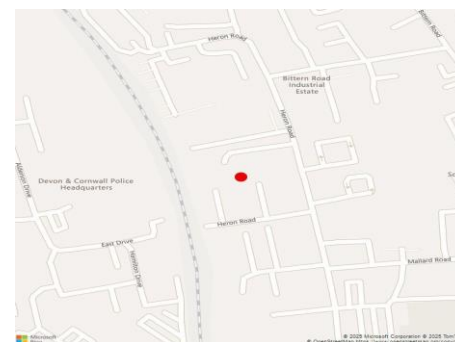
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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