



To Let

£110,000 pax

Unit 18 Heron Road, Sowton Industrial Estate, Exeter, Devon, EX2 7LL

11,637 Sq Ft
(1,081 Sq M)

Summary

- Prominent unit to let
- Approx. 11,637 sq ft (1,081 sq m)
- Approx. Site Area: 0.91 acres (0.37 ha)
- Large yard area
- Multiple loading bays
- May suit a number of alternative uses subject to planning
- Immediately available

Location:

The property is situated on Heron Road on the established Sowton Industrial Estate. It is located approximately 3.5 miles east of Exeter city centre and sits between junctions 29 and 30 of the M5 motorway approximately 1 mile to the north east of junction 29 and 1 mile to the south east of junction 30.

Description:

The property comprises a detached warehouse unit constructed on a steel portal frame with pitched roof incorporating single skin roof lights. The warehouse provides a concrete floor, strip lighting, 3 phase power, compressed air lines and a minimum eaves height of 4.3 metres.

Internally, offices are located on both first and ground floor incorporating fluorescent strip lighting, carpet tiles, WC facilities, kitchenette and storage areas. Vehicular access is via 6 loading doors. Externally there is a forecourt, vehicle parking area and self contained secure yard area at a lower level to the rear of the unit.

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
GF Office	82.76	891
FF Office	82.76	891
Warehouse 1	550.73	5,928
Warehouse 2	319.99	3,444
Mezzanines	44.89	483
Total	1,081.13	11,637
	acres	ha
Site Area	0.91	0.37

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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

Planning:

The amended use classes would mean this property could be used for E class uses.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £67,000, therefore making the approximate Rates Payable £36,582 per annum for 2025/26.

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

Terms:

The property is available on a full repairing and insuring lease on terms to be agreed.

Legal fees:

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

VAT:

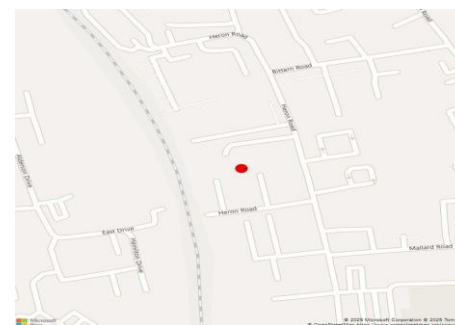
All figures quoted are exclusive of VAT if applicable.

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

Zach Maiden

Tel: 07770 442592

Email: zmaiden@vickeryholman.com

Charles Harris

Tel: 07809 199583

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP