



To Let

£55,000 pax

Unit 27 Apple Lane, Exeter, Devon, EX2 5GL

6,730 Sq Ft
(625.21 Sq M)

Summary

- Modern Trade Counter Unit
- Approx. 6,730 sq ft (625.21 sq m)
- High specification showroom and mezzanine accommodation
- 7 parking spaces available
- Rare opportunity to acquire space at Trade City
- Other occupiers at the business park include Global Services, Thirstywork, Plastexe, Teknofix and Regency Wines.
- Located close to the M5 at Junction 30.

Location:

The property is located in Exeter the administrative capital of Devon with a population of approx. 138,400 based on mid year 2024 estimate. The city itself benefits from the renowned Russell Group Exeter University, world leading science and climate research at the Met Office located at the Science Park and the major industrial and trading areas of Marsh Barton and Sowton Industrial Estate.

Sowton Industrial Estate is the main industrial estate on the east side of the city with the modern development of Trade Park, Apple Lane being a popular trade counter location for a wide range of businesses.

The property itself is located close to the M5 at Junction 30 and approx. half a mile from Digby & Sowton railway station. Exeter Sowton Park and Ride is also located a quick walk from the property.

Other occupiers at the business park include Global Services, Thirstywork, Plastexe, Teknofix and Regency Wines.

Description:

The property consists of a modern steel clad trade counter premises with a high specification showroom on the ground floor and office and further sales over the full mezzanine. The property benefits from 7 allocated parking spaces and security gate over a concrete shared forecourt with the other occupiers on the estate.

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
Ground Floor	325.30	3,502
Mezzanine	299.91	3,228
Total	625.21	6,730

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:

D (86)

Planning:

The property benefits from Trade Counter B8 Use Class.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £63,500, therefore making the approximate Rates Payable £34,671 per annum for 2025/26.

Interested parties are advised to confirm the rating liability with Exeter City Council.

[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 leasehold basis on terms to be agreed.

Legal fees:

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

VAT:

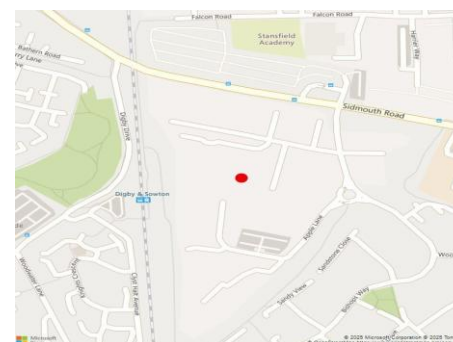
VAT is applicable to the rent.

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