



For sale

Unit 15, Trade City, Apple Lane, Sowton,
Exeter, Devon, EX2 5GL

Warehouse/industrial premises

Mid terraced unit built around 12 years ago

Approx: 4,684 sq ft / 435.2 sq m

7 allocated car parking spaces to front

Very popular estate just off M5 J30

Price: £400,000

Viewing by prior appointment with
Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

Trade City is a modern development just off Sidmouth Road adjacent to the Sowton Industrial Estate and approximately a quarter of a mile from Junction 30 of the M5 Motorway, some 3 miles from Exeter City Centre.

Occupiers nearby include Flip File, The British Red Cross, Original Style Ltd, Exeter Window Store, Teknofix and Regency Wines.

Description

The property comprises a mid terraced unit built in 2003. Features include: -

- ◆ Steel portal frame with a clear internal height approximately 6m (19'8").
- ◆ Concrete ground floor slab with 37.5 KN/sq m loading (750 lbs per sq ft).
- ◆ Profile steel insulated cladding to the walls and roof.
- ◆ Sectional up and over loading door and separate double glazed pedestrian doors.
- ◆ Incoming 3 phase electricity, water and drainage with gas available.
- ◆ Up and over loading door (3m wide x 4m high) (9'10" x 13'2").
- ◆ 7 allocated car parking spaces to the front.
- ◆ Fire alarm and burglar alarm fitted.

Accommodation

(The unit has been measured on an approximate gross internal basis as follows.

Ground floor

Depth: 104'6" / 31.86 m
Width: 44'10" / 13.66 m

Area approx: 4,684 sq ft / 435.2 sq m

The ground floor comprises open plan warehouse space.

Terms

The freehold interest is available with vacant possession upon completion at a price of **£400,000**. There is also a proportional estate service charge covering the upkeep of the common parts etc; further information upon request.

Rateable Value

We are informed by our clients of the following assessment:

Rateable value:	£31,500.00
Rates Payable 2016/17:	£15,655.50

Energy Performance Certificate (EPC)

We are informed that an EPC is not required for this property as it is a shell warehouse unit.

VAT

All figures quoted are exclusive of VAT which will be chargeable at the statutory rate.

Legal Costs

The parties are to be responsible for their own legal costs incurred in this transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR
T: (01392) 202203
F: (01392) 203091
E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- iii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- iv. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.