

**stratton
creber
commercial**

property consultants



To let

6 Goshawk Units, Osprey Road, Sowton Industrial Estate, Exeter, Devon, EX2 7JG

Viewing by prior appointment with
Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

Well located detached warehouse

Approx: 3,500 sq ft / 325 sq m ground floor plus 3,150 sq ft / 293 sq m mezzanine storage

Modern unit on popular industrial estate

18 car parking spaces plus yard

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Location

The property is located in a prominent position on Osprey Road on the popular Sowton Industrial Estate between Junction 29 and 30 of the M5 Motorway approximately 3.5 miles from Exeter city centre. Established occupiers nearby include the Royal Mail, B & Q, Electro Diesel (RCJ) Limited and Exeter Roof Racks and Boxes.

Description

Unit 6 comprises a detached warehouse approached via a rear loading door with a ground floor office and staff facilities together with a mezzanine storage area.

There is a yard to the rear approached via steel gates and parking for approximately 15 vehicles plus 3 disabled spaces.

Accommodation

(All areas have been calculated on an approximate gross internal area basis)

Ground floor overall: 3,500 sq ft / 325 sq m
Mezzanine: 3,150 sq ft / 293 sq m

Services

Mains water, drainage and electricity are available to the unit. Gas is also available within the Estate.

Lease Terms

The premises are available by way of a new fully repairing and insuring lease for a term to be agreed between the parties with 4 yearly rent reviews at an initial annual rental of **£29,750 per annum exclusive**.

Service Charge

A proportional service charge is also payable for the upkeep of the common areas of the estate; further information upon request.

Rateable Value

We are informed by the Valuation Office Agency of the following assessments:

Rateable value (2010): £30,750
Rateable value (2017 list): £28,750

(Please contact the agents for confirmation of the likely rates payable).

Energy Performance Certificate (EPC)

An EPC has been produced and the rating is D/94.

Legal Costs

Each party to bear their own legal costs in this transaction.

VAT

All figures are exclusive of VAT which is chargeable at the statutory rate.

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR
Contact: Andrew Hosking /Jonathan Ling
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk
jonathan@sccexeter.co.uk

OR

Drew Pearce
14 Cathedral Close, Exeter, EX1 1HA
Contact: John Daborn
Tel: (01392) 201748
Email: jrd@drewpearce.co.uk



Exeter Office

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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**

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