

PEPPER

Commercial

TO LET

**UNIT 4, THE ALPHA CENTRE
OSPREY ROAD
SOWTON INDUSTRIAL ESTATE
EXETER
EX2 7LH**



**BUSINESS UNIT
1,993 SQ.FT. (185.23 SQ.M.)
PLUS MEZZANINE 570 SQ.FT. (47.10 SQ.M.)**

Ref 169

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and is recognised as the administrative and commercial centre for the County of Devon. The premises are conveniently located on the Sowton Industrial Estate which is adjacent to junctions 29 and 30 of the M5 motorway. The area provides the one of the city's major business locations and occupiers within the vicinity include B&Q, Jewsons and Wickes. The Estate has benefited from an expansion on the Northern boundary in the form of the Exeter Business Park which provides a range of modern warehouse and office accommodation, together with the Met Office, Regus Business Centre, and Ashfords Solicitors

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London.

The property comprises a modern steel framed detached business unit that has been fitted out internally as a fireplace showroom centre. There is a full height vehicle loading door that gives access to a small mezzanine level to one side and separate pedestrian double door.

ACCOMMODATION

	Metric	Imperial
Ground Floor	185.23 sq.m.	1,993 sq.ft.
Mezzanine	47.10 sq.m.	507 sq.ft.
TOTAL	232.25 sq.m.	2,500 sq.ft.

PRINCIPLE FEATURES INCLUDE:

- Convenient position
- Flexible Accommodation
- Detached Building.
- Front HGV & Pedestrian Access
- Close to Junction 30 of M5

TENURE

The property is currently held by way of an existing 10-year full repairing & insuring lease from 1st December 2015 (terminating 01.12.2025)

RENT

The current rent reserved under the lease is £16,750 per annum.

VAT

All figure quoted are plus VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed with a E rating.

LEGAL COSTS

Each party are to bear their own legal costs in any transaction.

RATES

We have gained the following information via the Valuation Office Web site www.voa.gov.uk

Rateable Value: £23,500

Rates Payable: £11,726 p.a. (x49.9p 24/25)

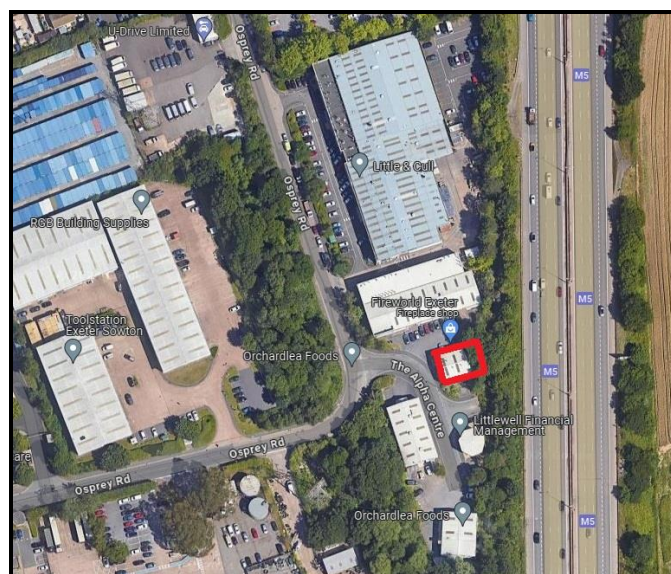
YOU ARE ADVISED TO CHECK

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 473248



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