



stratton  
creber  
commercial

property consultants

# To let

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

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## Units 1 & 2 Orchard Court, Heron Road, Sowton, Exeter, Devon, EX2 7LL

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Modern offices on two floors, offered as a whole or as two self-contained units

3,313 - 6,633 sq ft (308 - 616 sq.m)

24 parking spaces

Multiple BT & Virgin fibre optic connections, fully-equipped and air conditioned data room

Excellent communication links by road and bus

To let: rents from £39,500 per annum exclusive

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Orchard Court is located on the Sowton Estate, which is accessed directly off both Junctions 29 and 30 of the M5 motorway on the eastern edge of Exeter and is about 3 miles from the city centre. The estate is Exeter's main distribution location and also a major retail, office and industrial centre.

Orchard Court is a development of industrial and office units, and Units 1 & 2 face the entrance from Heron Road, with excellent parking provision and surrounded by mature landscaping.

## Description

Units 1 & 2 Orchard Court comprise offices on ground and first floors, which were built as two self-contained units (each with own front door, facilities and utilities) but which have been occupied as a single unit for many years. The units are now offered either as a whole or as separate units.

The offices have suspended ceilings with recessed lighting, gas-fired central heating, ample power and data provision, security and fire alarm systems, intercom entry system, and electronic door security system. The layout of the offices is largely open-plan but demountable office partitions (which can be moved/removed to suit) currently form several meeting rooms, private offices and store rooms, plus an air conditioned data room.

There are disabled WCs on the ground floor of each unit, plus further WCs on the first floor of both units and a shower room and two kitchens.

Outside there are 24 allocated parking spaces directly to the front and side of the units, including one disabled parking bay.

## Accommodation

Net Internal Areas as follows:

<b>Unit 1:</b>	3,313 sq.ft	(307.8 sq.m)
<b>Unit 2:</b>	3,319 sq.ft	(308.4 sq.m)
<b>Both units:</b>	<b>6,633 sq.ft</b>	<b>(616.2 sq.m)</b>

## Services

All mains utilities, including 3-phase electricity, are connected and separately metered to Unit 1 and Unit 2.

## Broadband connectivity

A report on the various broadband services available at this address, and the relative speeds they may offer, is available on request.

The offices have multiple fibre optic connections (both Virgin and BT) linked to a fully-fitted, air conditioned data room, having been the HQ of a telecoms company.

## Business Rates

Units 1 & 2 are currently assessed as a whole with a rateable value of £63,000, and some of the parking spaces are subject to separate assessments with a total rateable value of £1,500. The rates payable in respect of all assessments are understood to be £33,153 in the year 2021/22.

Occupiers should make their own enquiries of the Valuation Office to verify the above or to establish the rates which will be payable if the units are split.

## Energy Performance Certificate

To be re-assessed.

## Lease Terms

Units 1 and 2 are offered, either together or separately, by way of a new lease on full repairing and insuring terms. The initial annual rents are as follows:

<b>Unit 1:</b>	£39,500 per annum exclusive
<b>Unit 2:</b>	£39,500 per annum exclusive
<b>Units 1 &amp; 2:</b>	£75,000 per annum exclusive

All other lease terms by negotiation.

An estate charge applies in respect of the maintenance of common parking and landscaping areas of Orchard Court; details on request.

## VAT

VAT is applicable to the figures quoted above.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the joint sole agents:

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

Contact: Jonathan Ling | Tom Churchward

Tel: (01392) 202203

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[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

OR:

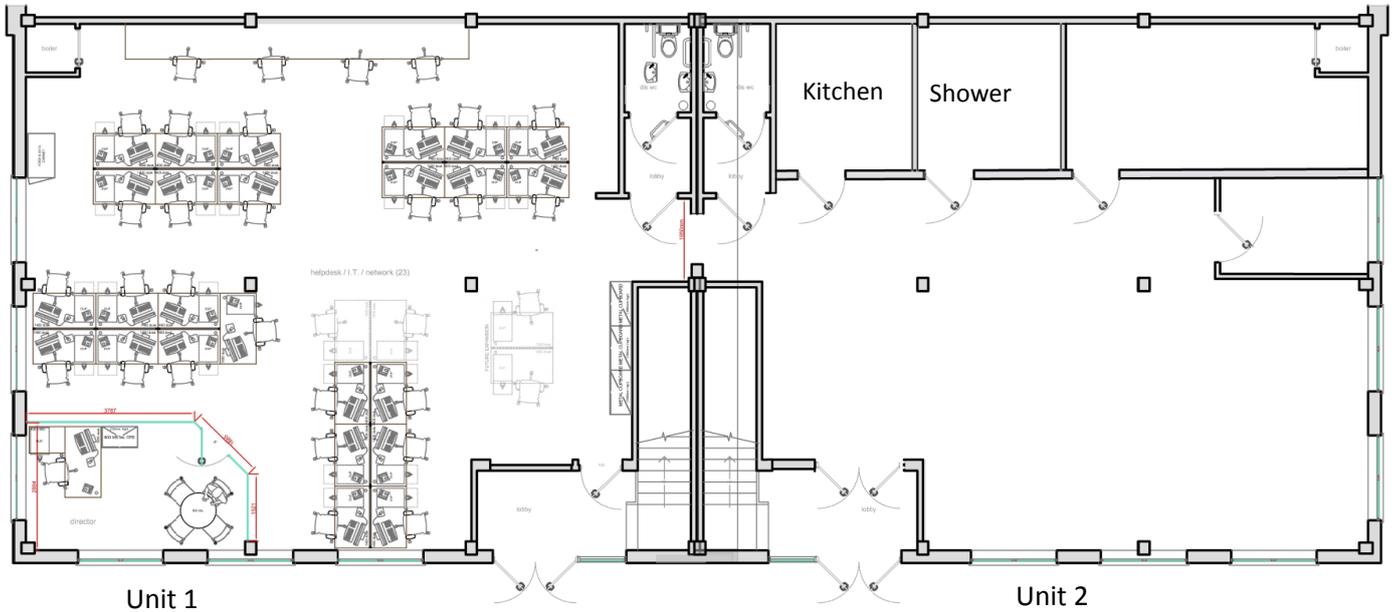
Kye Daniel @ JLL:

Tel: 01392 423696 | [kye.daniel@eu.jll.com](mailto:kye.daniel@eu.jll.com)

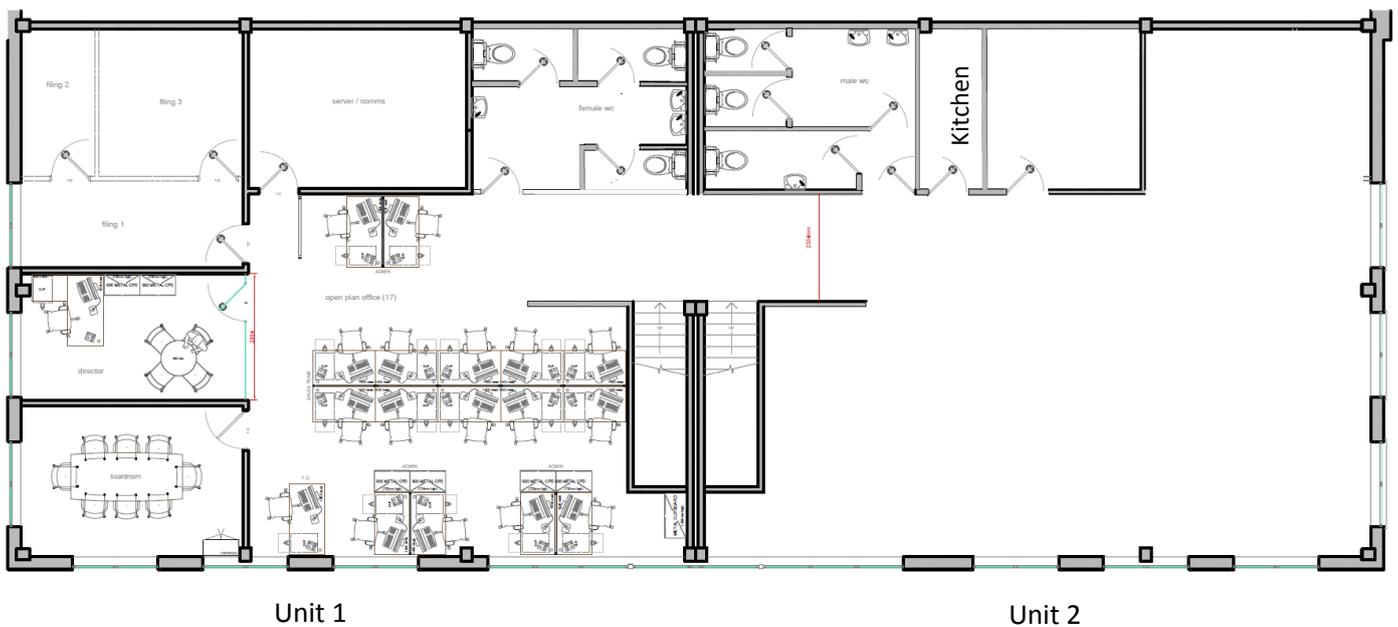


**Floor plans** showing approximate current layout, including non-structural walls which can be moved/ removed to suit occupiers' requirements. Note: Some current partitions not shown.

Ground floor



First floor





**Exeter Office**

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