

TO LET

Units C3 & C4 The Sowton Centre Eagle way, Exeter EX2 7HY

AVAILABLE INDIVIDUALLY OR COMBINED

Property Description

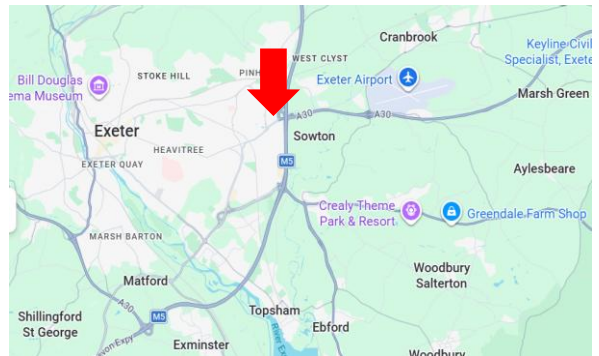
The units incorporate a steel portal frame underneath a pitched steel clad roof benefiting from approx. 10% translucent roof.

The warehouses are both accessed via an electric loading doors (3.8m wide x 4.53m high).

Both units benefit from a min. eaves height of 5.1m, rising to 6.8 at the apex, and a concrete slab warehouse floor. Both units benefit from a reception / amenity block to the front, accessed via a pedestrian door.

Key Features

- To Be Comprehensively Refurbished
- Established Industrial Location
- Trade Counter Potential
- Good access to M5 motorway & Exeter City Centre
- Electric Loading Doors
- Spacious yard / forecourt area
- 5.1m Minimum Eaves Height



Accommodation	Sq. m	Sq. ft
Unit C3	373	4,025
Unit C4	277.4	2,986
Total Combined	650.4	7,011

The Units have been measured on a GIA basis:

Please contact the marketing agents for further information:

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cushmanwakefield.com

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LOCATION

The property is located on Eagle Way in Sowton Industrial Estate which is one of Exeter's premier and most established Industrial locations in the city.

The estate is located just off junction 29 of the M5 motorway and benefits from a Park and Ride bus service into the city.

Transport	Distance
Exeter St. Davids Station	5 miles
J30 M5	0.5 miles
Bristol	76 miles
Exeter Airport	3 miles

Source: Google Maps

TENURE

The property is available by way of a new FRI lease, subject to agreement of terms.

RATEABLE VALUE

Unit C3 - £29,250 as of 1st April 2026

Unit C4 - £26,750 as of 1st April 2026

EPC

Unit C3 – C (59)

Unit C4 - C (59)

*Pre-refurbishment

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

RENT

Available upon application.

SERVICES

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



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