



**Osprey House  
Osprey Road  
Sowton  
Exeter  
EX2 7WN**

- **Approximately 4,009—9,576 Sq Ft**
- **Flexible lease terms available**
- **70 Car Parking Spaces**

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## LOCATION

Osprey House is located on Sowton Industrial Estate, one of Exeter's primary business locations situated 0.6 miles from Junction 29 of the M5 motorway and 1.3 miles from Digby and Sowton Railway Station, with links to Exeter St David's Station.

Osprey Road is accessed via Moor Lane which connects to the M5. The property is located on the Eastern side of Sowton Industrial Estate, access off Osprey Road .

## DESCRIPTION

Osprey House is a substantial office building, the subject space is situated on the ground floor. The two suites are split by reception.

Suite 1 is the larger suite, it has recently been refurbished to provide good quality accommodation. The suite has been subdivided to provide a number of offices with a substantial kitchen and break out space in the middle.

Suite 2 provides mostly open plan accommodation, two private offices, kitchen with break out space.

Both suites benefit from the following specification:

- Suspended ceiling
- Air conditioning
- Perimeter trunking

## LEASE

The property is held under an existing lease of 10 years from 29th May 2018 with a tenant break clause 20th May 2024. The lease incorporates upwards only rent review on 30th May 2024. Full details are available upon application.

## ACCOMMODATION

Measured on a net internal area basis, the floor area is estimated to comprise:

ACCOMMODATION	Sq Ft	Sq M
Ground Floor Suite 1	9,576	889.61
Ground Floor Suite 2	4,009	372.44
<b>TOTAL</b>	<b>13,585</b>	<b>1,262.05</b>

70 secure parking spaces.

## BUSINESS RATES

The business rates are currently assessed on a floor by floor basis, please find the valuations below:

### Suite 1:

RV 2022/23 - £83,500

RV From 1st April 2023 - £109,000

### Suite 2:

RV 2022/23 - £35,750

RV From 1st April 2023 - £47,500

## TERMS

The ground floor is available to let as a whole by way of assignment of sub-lease for a terms years to be agree. Sub-leases on suite by suite basis .

## EPC

Suite 1: B—33 and Suite 2: E—105.

## VAT

All terms quoted are exclusive of VAT where applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## FURTHER INFORMATION

For further information contact the joint agents;

**Carter Jonas**

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

**Kate Richardson**

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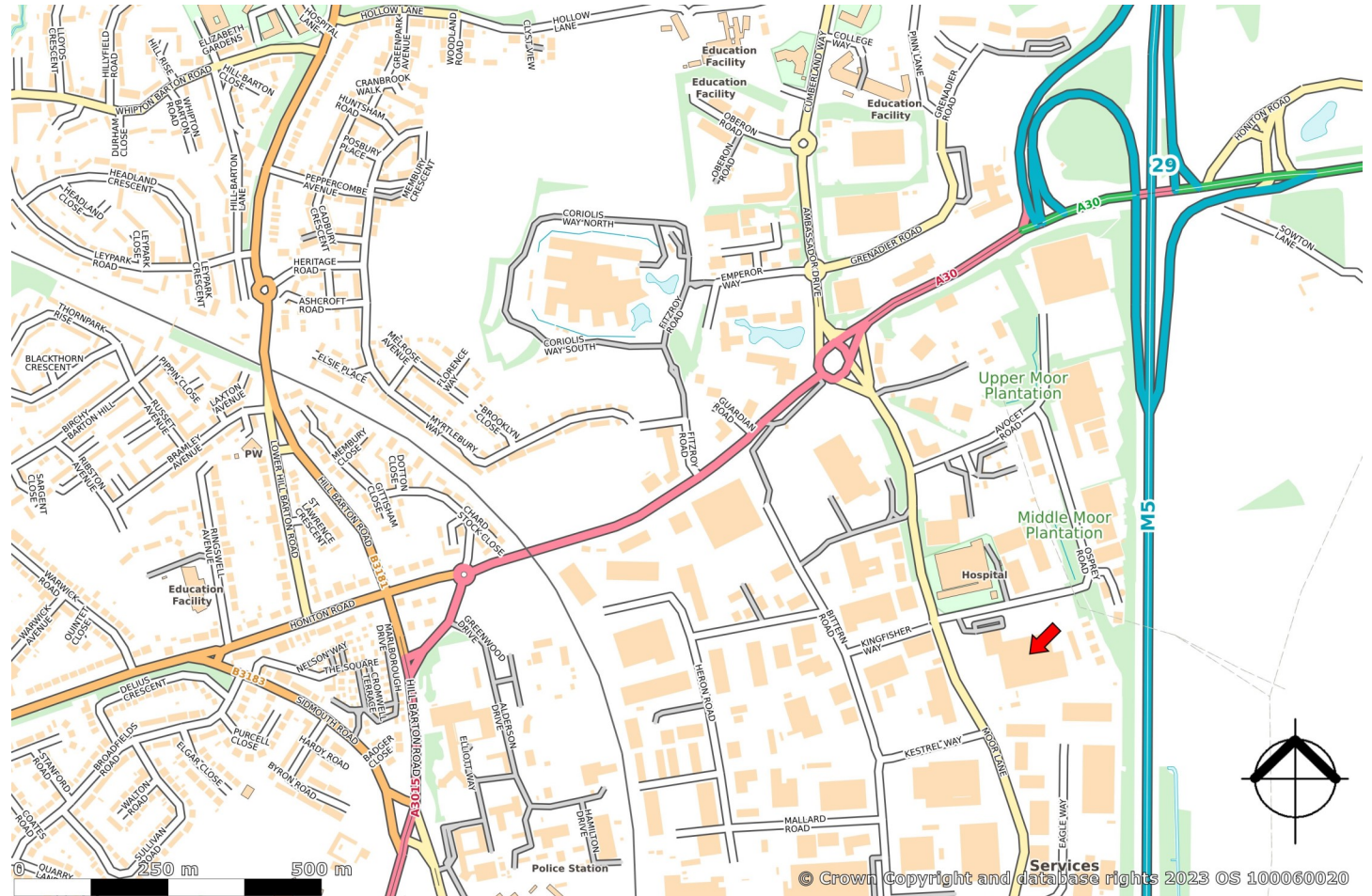
Alternatively, please contact our joint agents Maze

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Mar 2023, SUBJECT TO CONTRACT



For identification purposes only

## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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