

To Let

Modern Out of Town Office Suite with Car Parking

Ground Floor: 1,616 sq.ft. (150.17 sq.m.)



Ground Floor, Powderham House, Park Five, Exeter, EX2 7HU

Location:

The accommodation is superbly located at Junction 30 of the M5, and forms the Gateway to Exeter's City Centre (3 miles distant). The development has the benefit of easy access and parking for those travelling by car and the additional advantage of the Exeter Park & Ride scheme immediately adjacent. Digby & Sowton railway station is also close by, and only a five minute walk away.

The Park Five Business Park also lies opposite Sowton 30 / Trade City business units and Bishops Court Retail Park occupied by Smyths Toys, Snow & Rock and American Golf.

Description:

This modern ground floor office is due to be refurbished soon and offers the following specification:

- Open plan office with kitchenette (the current partitions are due to be removed)
- Double glazed windows
- Suspended ceiling with recessed lighting
- Eight person passenger lift to upper floors
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block paved courtyard and landscaped parking areas

Accommodation:

The accommodation extends to 1,616 square feet (150.17 square metres).

For an aerial view of Park Five please click on the following link :

<https://vimeo.com/819092521/da1d57854f?share=copy>

Car Parking:

There are six car parking spaces allocated with this suite.

Terms:

The office suite is available by way of a new contributory Full Repairing and Insuring lease on terms to be agreed.

Rent:

The rents are as follows:

Year 1: £10,100

Years 2 – 3: £20,200 per annum

Service Charge:

These details are available from the Agents on request.

VAT:

This is payable at the standard rate on rent and Service Charge.

Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £21,000

Rates Payable for 2025 / 2026: £10,479

References:

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Legal Costs:

Each party to bear their own legal costs incurred with the transaction.

Energy Performance Certificate (EPC):

The energy performance certificate rating is C72. The full certificate and recommendations can be provided on request.

Money Laundering Regulation Compliance:

In order to comply with Anti Money Laundering regulations, Haarer Goss require a successful tenant or purchaser to provide proof of identity and any other required documents once terms have been agreed.

Viewing:

For further information or to view the premises, please contact either of the joint sole agents:

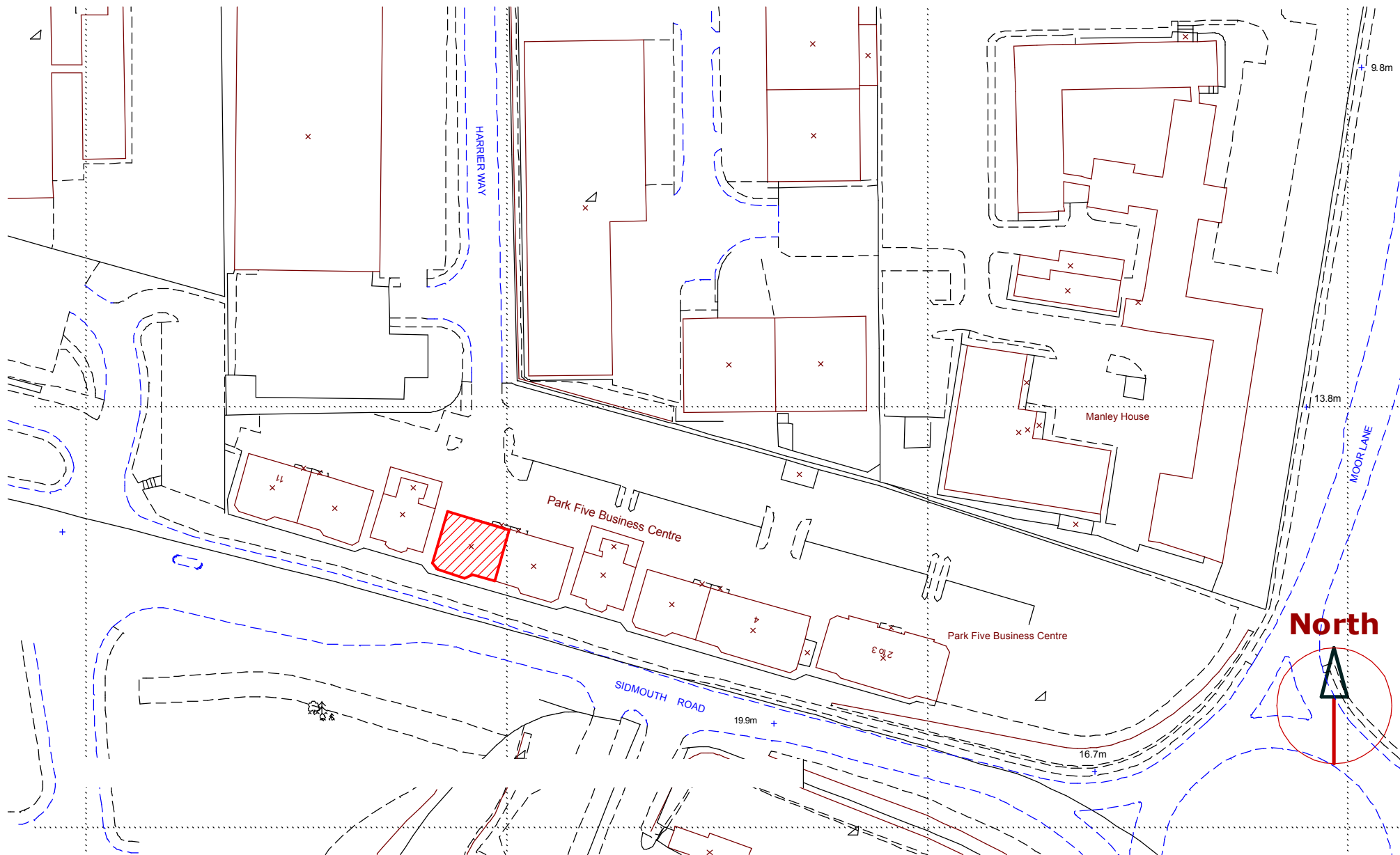
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Contact: Mark Beskeen

Contact: Danielle Sendra

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		Drawing Title Powderham House OS location map	Start Date Issue Date Drawn by PC	Scales 1:2500 @ A4 Drawing Number 1129/13/07
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