

# TO LET

## Refurbished Modern Out of Town Office

First Floor, Buckland House, Park Five, Exeter, EX2 7HU



- First floor office suite
- Open plan with kitchenette
- 1,751 sq.ft (162.58 sq.m)
- Six parking spaces

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## 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 first floor office suite offers the following specification:

- Double glazed windows
- Suspended ceiling with LED 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
- Kitchenette / staff area

## Accommodation

The accommodation has an open plan layout and extends to 1,751 square feet. (162.58 square metres).

For a 3D tour please click on the following link or scan the QR code:

<https://my.scene3d.co.uk/tour/1f-buckland-house-2025>



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:	£10,943.75
Years 2 – 3:	£21,887.50 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

Rateable Value: £22,250 (from 1<sup>st</sup> April 2026).

Description: Office and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at: <https://www.gov.uk/find-business-rates>

## Legal Costs

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

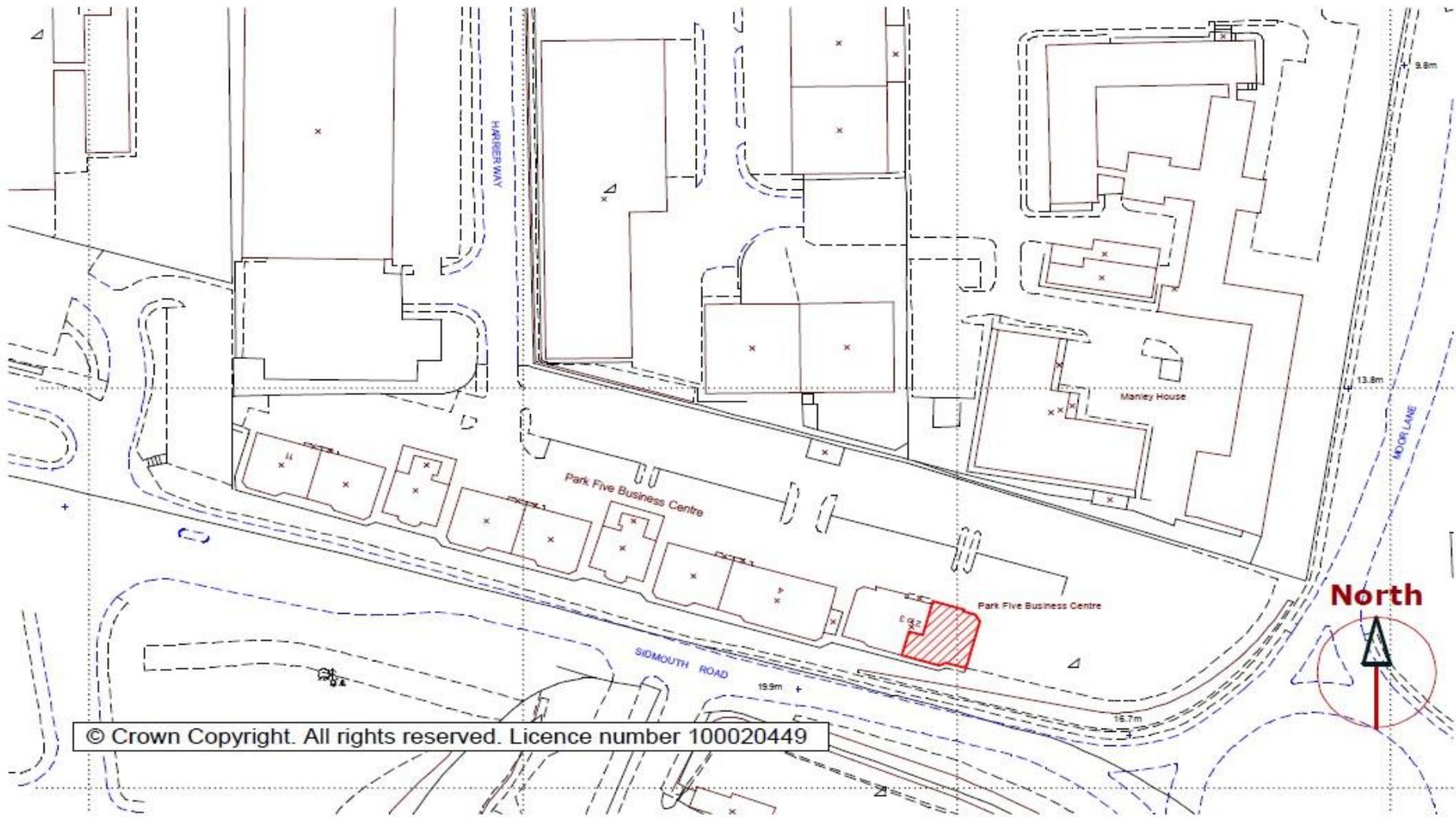
## Energy Performance Certificate

The energy performance certificate rating is C71.

## Viewing

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





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	<p>Job Title <b>Park Five Business Centre</b> Harrier Way Exeter EX2 7HJ</p>	<p>Drawing Title <b>Buckland House</b> <b>OS location map</b> 3 Buckland House</p>	<p>Start Date    Issue Date  Drawn by PC</p>	<p>Scales 1:2500 @ A4  Drawing Number <b>1129/13/01</b></p>
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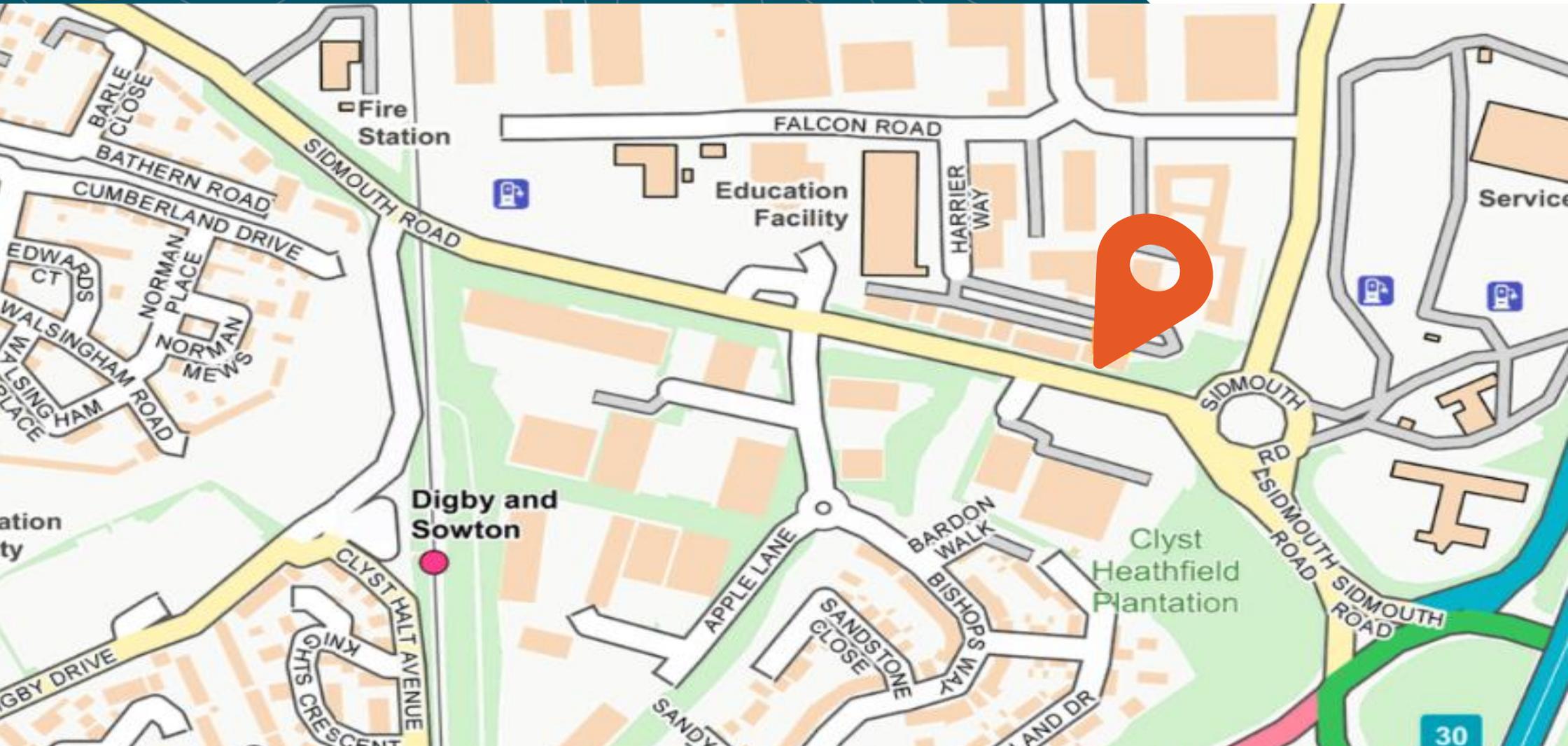
20 Southernhay West, Exeter, EX1 1PR



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what3words [trucks.region.camp](https://www.what3words.com)

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