

# TO LET

## Modern Out of Town Office Suite

Second Floor, Bickleigh House, Park Five, Exeter, EX2 7HU



- Second floor office suite
- Open plan area with three offices
- 1,615 sq.ft (150.06 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 second floor office suite offers the following specification:

- Double glazed windows
- Suspended ceiling with mainly recessed LED lighting
- Eight person passenger lift to upper floors
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block pavior courtyard and landscaped parking areas
- Integral kitchen / staff room

### Accommodation

The accommodation extends to 1,615 square feet (150.06 square metres) and comprises an open plan area together with three offices or meeting rooms, a kitchen / staff room and small store / server room. The suite will be refurbished by the landlord prior to a letting with or without the partitioning, as preferred by a tenant.

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:	£10,093.75
Years 2 – 3:	£20,187.50 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: £20,500 (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

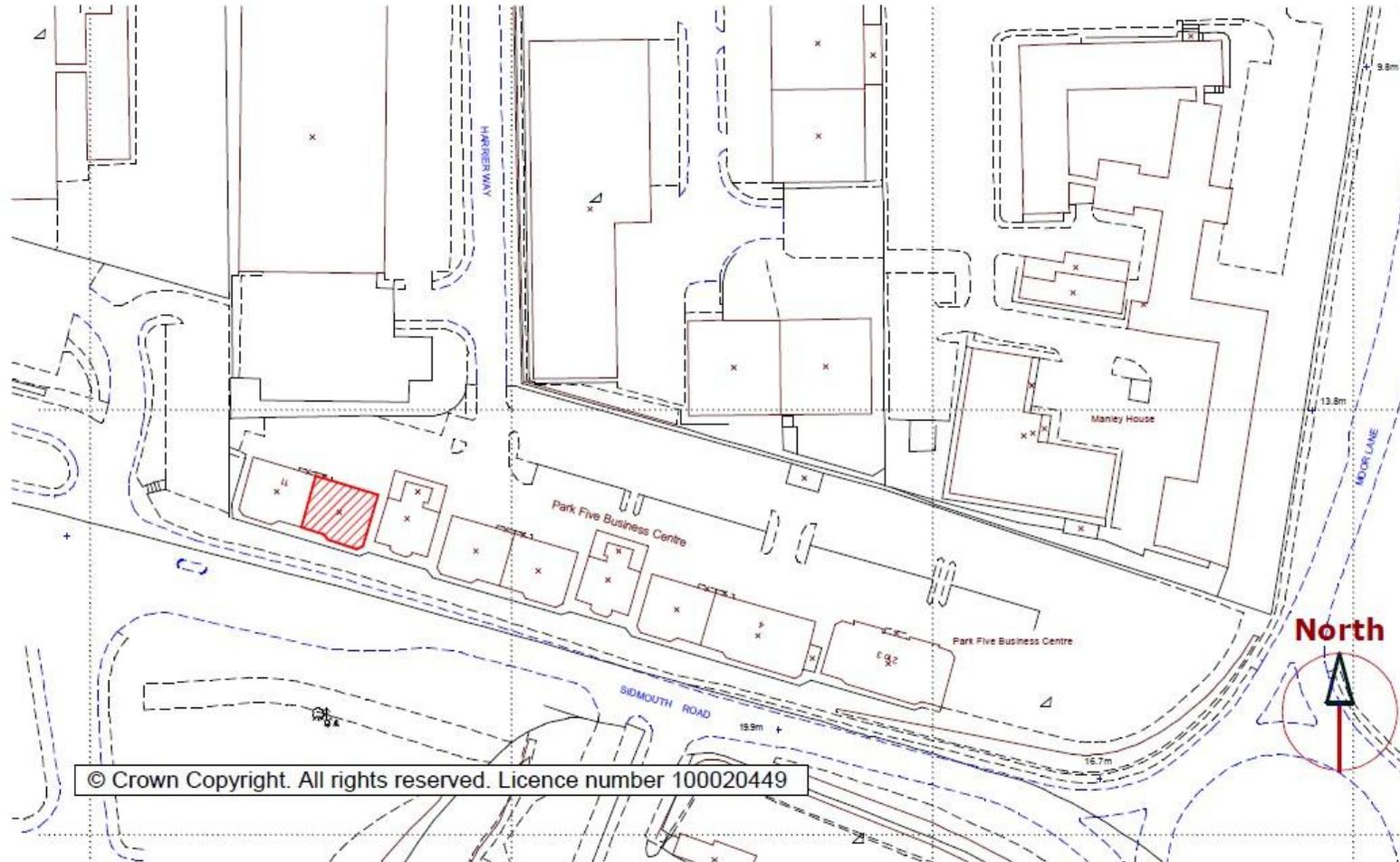
Each party to bear their own legal costs incurred with the transaction.

### Energy Performance Certificate

The energy performance certificate rating is C63.

### Viewing

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



	Job Title <b>Park Five Business Centre</b> Harrier Way Exeter EX2 7HD	Drawing Title <b>Bickleigh House          OS location map</b>	Start Date    Issue Date  Drawn by PC	Scales 1:2500 @ A4  Drawing Number <b>1129/13/09</b>
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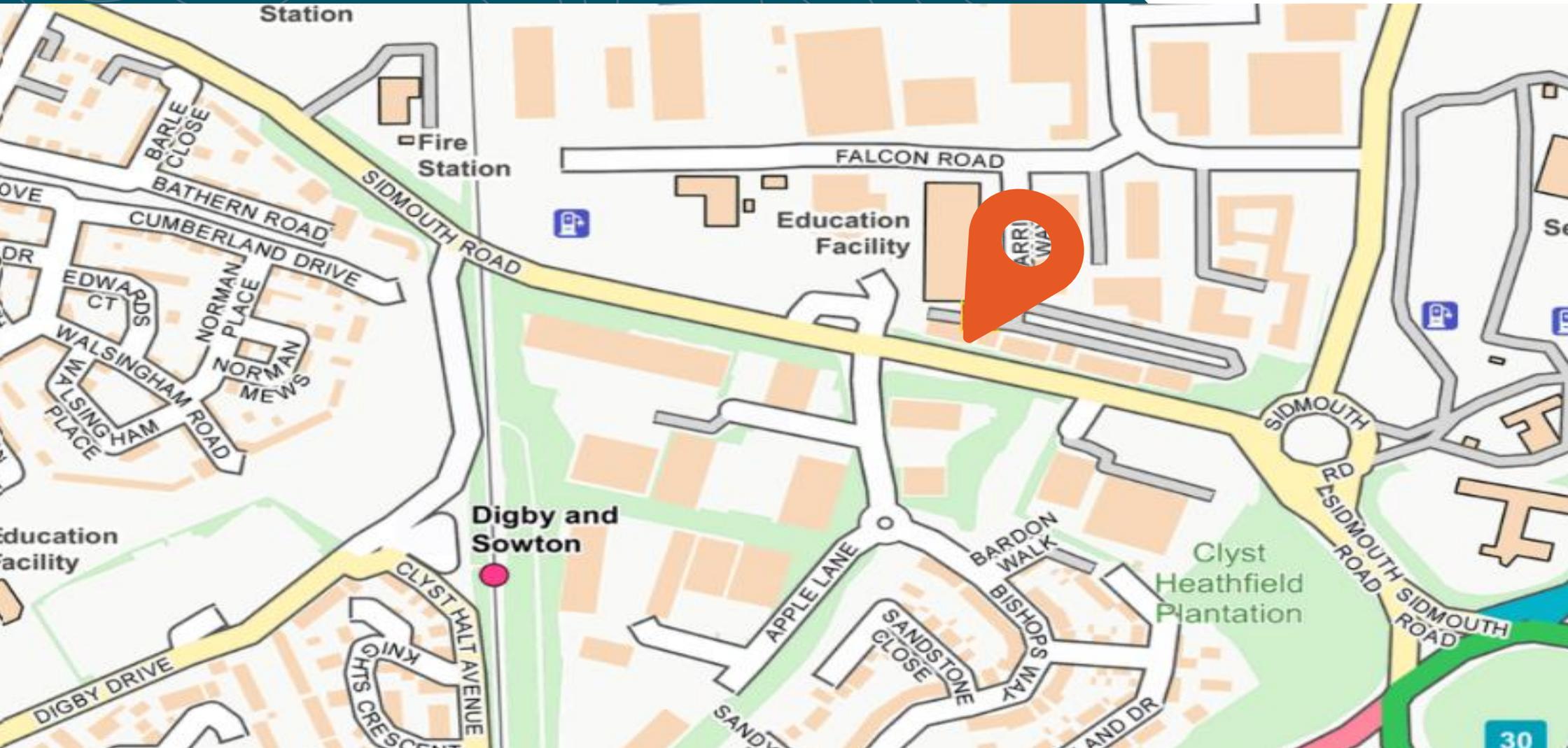
20 Southernhay West, Exeter, EX1 1PR



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what3words [Locals.went.link](https://www.what3words.com)

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