

TO LET

Modern Out of Town Office Suite

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

 **BRUTON
KNOWLES**



- Ground floor office suite
- Open plan office with kitchenette
- 1,616 sq.ft (150.17 sq.m)
- Six parking spaces

TO LET

Modern Out of Town Office Suite

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 pavior 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

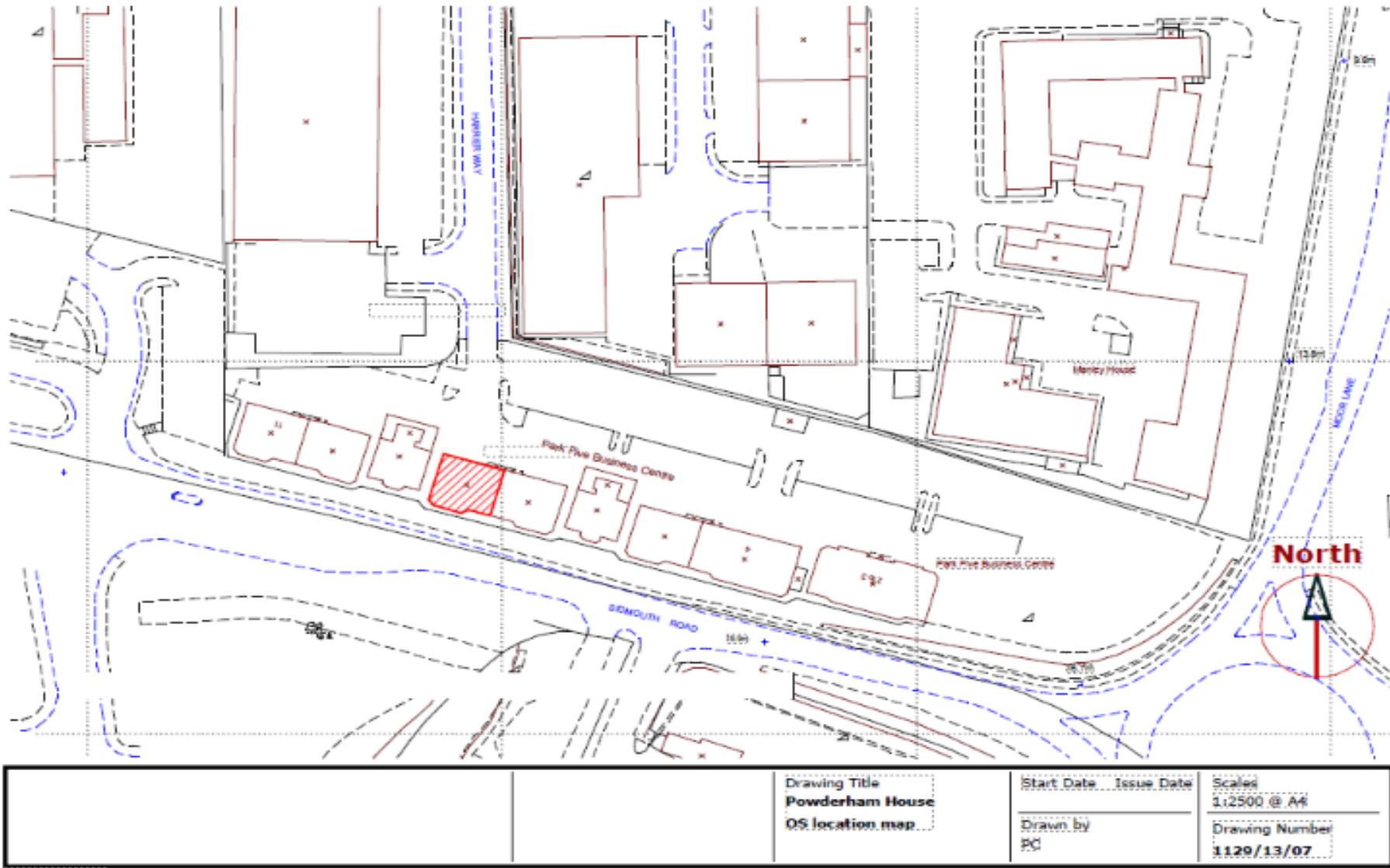
Each party to bear their own legal costs incurred with the transaction.

Energy Performance Certificate

The energy performance certificate rating is C72.

Viewing

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



TO LET

Modern Out of Town Office Suite

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



Contact:

Mark Beskeen BSc (Hons) MRICS

Senior Surveyor

T: 01392 251171

E: mark.beskeen@brutonknowles.co.uk

Exeter office:

17 Barnfield Road, Exeter, EX1 1RR

Or

Contact:

Danielle Sendra

Alder King

T: 01392 353083

E: dsendra@alderking.com

Contact:

Orla Kislingbury

Stratton Creber

T: 01392 202203

E: orla@sccexeter.co.uk

Exeter office:

Endeavour House, Pynes Hill, Exeter, EX2 5WH

Exeter office:

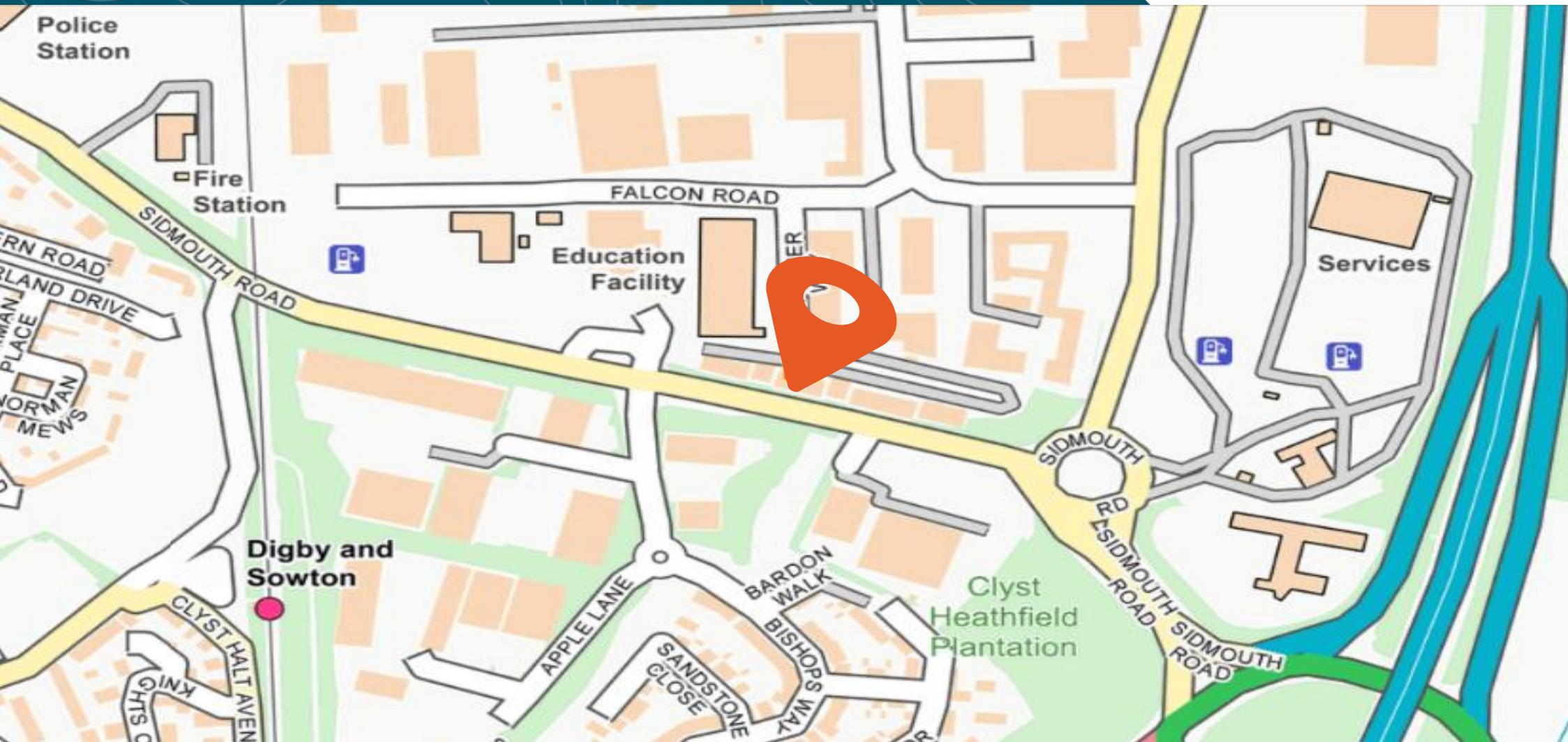
20 Southernhay West, Exeter, EX1 1PR

TO LET

/// what3words **drop.pens.chained**

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

**BRUTON
KNOWLES**



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

Regulated by
RICS

The Property
Ombudsman