

# TO LET

## Modern Out of Town Office Suite

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



- Ground floor office suite
- Open plan office with kitchenette
- 1,616 sq.ft (150.17 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 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

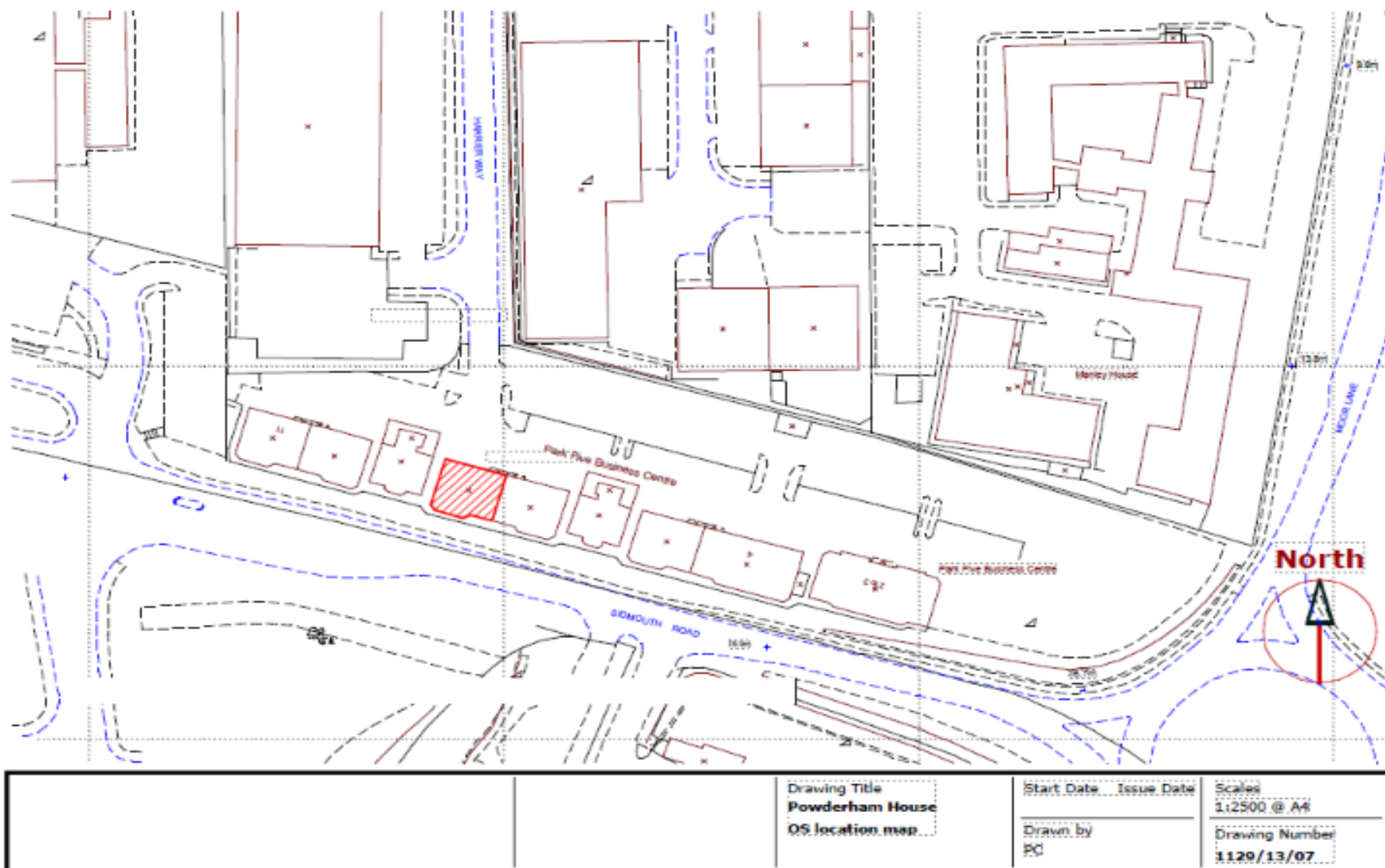
Each party to bear their own legal costs incurred with the transaction.

### 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.



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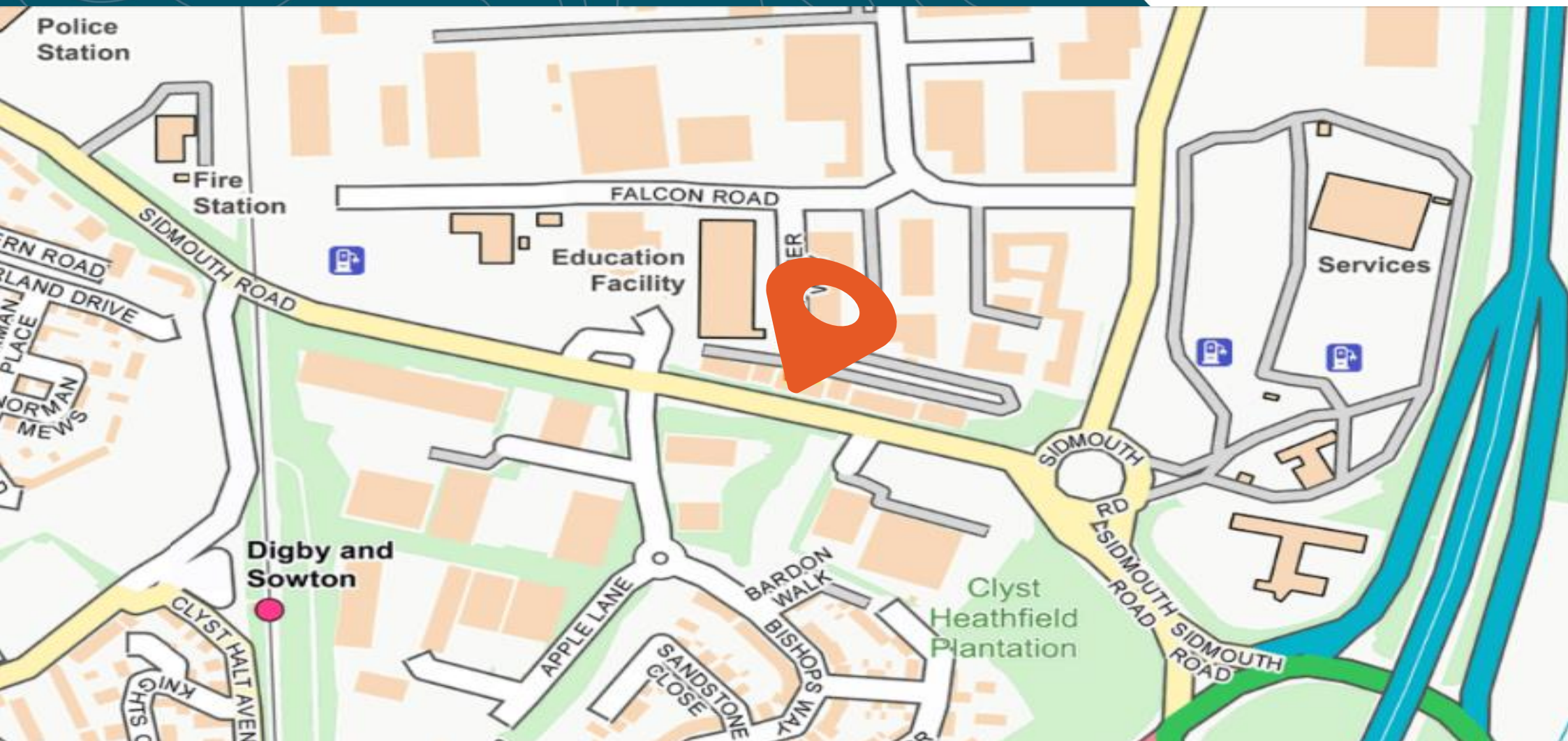
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