

# TO LET

## Modern Out of Town Office with Parking

Ground Floor, Bickleigh House, Park Five Business Centre, Exeter EX2 7HU



- 1,607 sq.ft (149.30 sq.m)
- Open plan with one separate office / meeting room
- Half price rent for the first year
- Six car 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 suite is due to be refurbished soon and offers the current following specification:

- Open plan office with one separate office / meeting room
- 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
- Kitchenette

### Accommodation

The accommodation extends to 1,607 square feet (149.30 square metres) and comprises an open plan office area together with one separate office or meeting room. The suite will be refurbished by the landlord prior to a letting with or without the single partition, 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:	£10,043.75
Years 2 – 3:	£20,087.50 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: £20,250 (from 1st 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>

### References

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

### Legal Costs

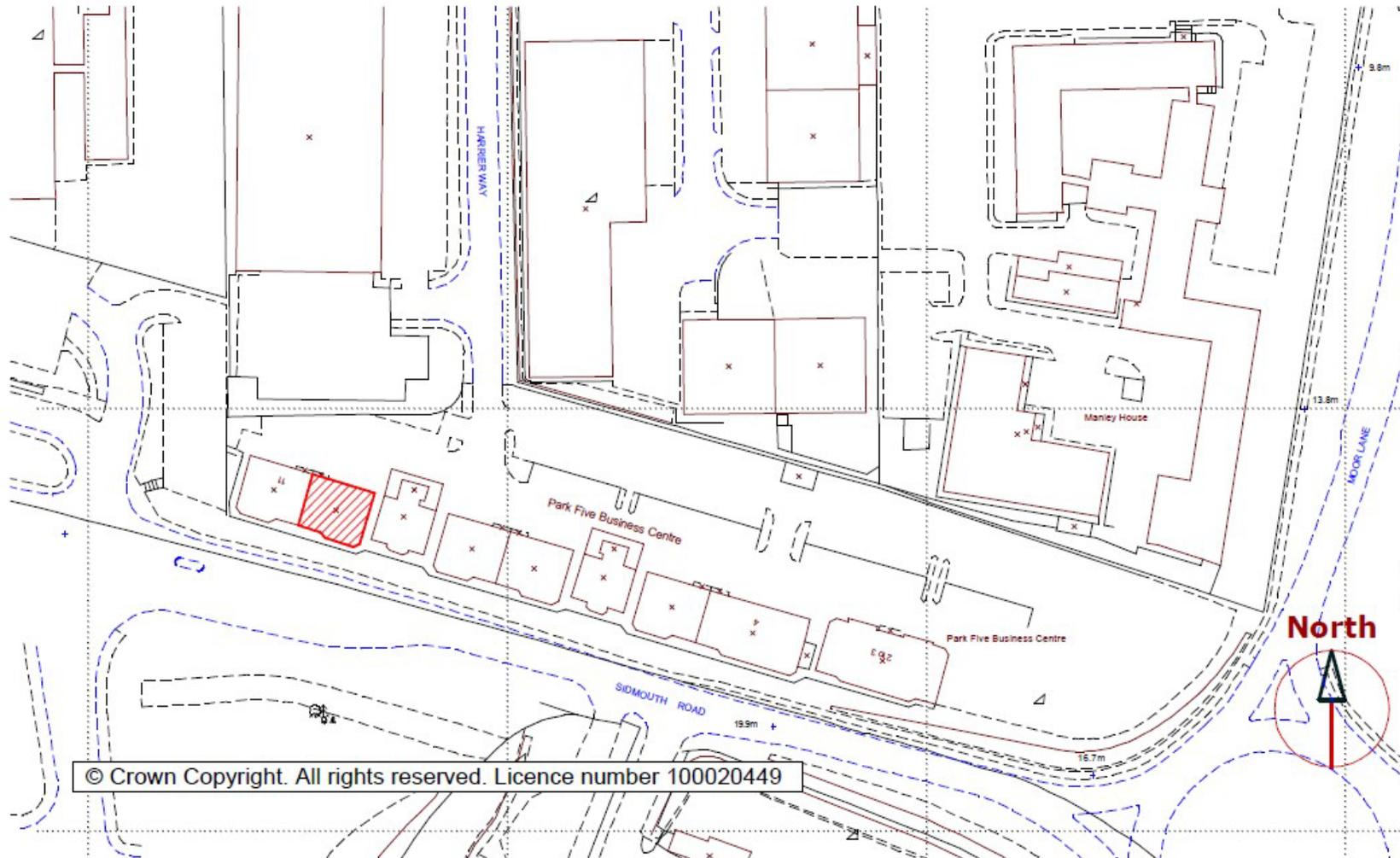
Each party to bear their own legal costs incurred with the transaction.

### Energy Performance Certificate

The energy performance certificate rating is C63. The full certificate and recommendations can be provided on request.

### 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 7HJ	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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### 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

### Exeter office:

Endeavour House, Pynes Hill, Exeter, EX2 5WH

### Contact:

**Orla Kislingbury**

Stratton Creber

**T:** 01392 202203

**E:** orla@sccexeter.co.uk

### Exeter office:

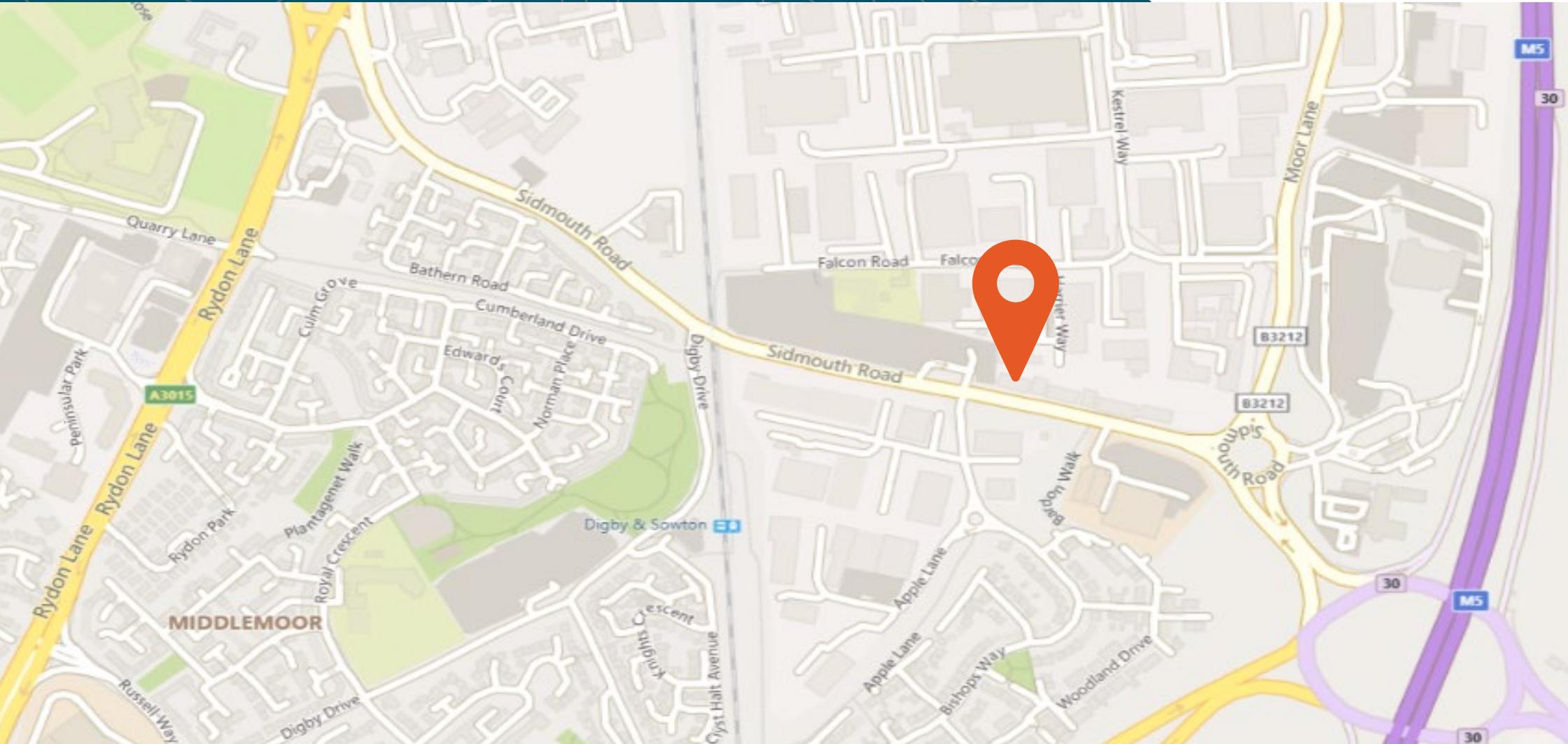
20 Southernhay West, Exeter, EX1 1PR



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what3words [glaze.focal.liability](https://www.what3words.com/)

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