

# TO LET

## Second Floor Office with Parking

Second Floor, Bradley House, Park Five Business Park, Sowton, Exeter EX2 7HU



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- 1,007 sq.ft (93.55 sq.m)
- Open plan office with separate but interconnecting adjoining office
- Four parking spaces
- Half price rent for the first year



### 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:

- Main open plan office together with a separate but interconnecting adjoining office
- 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
- Kitchenette

### Accommodation

The accommodation extends to 1,007 square feet (93.55 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 four 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:	£7,475
Years 2 – 3:	£14,950 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:	£13,500
Rates Payable for 2025 / 2026:	£6,736.50

From 1<sup>st</sup> April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. We recommend that interested parties contact Exeter City Council on 01392 277 888 for further information.

### References

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

### Legal Costs

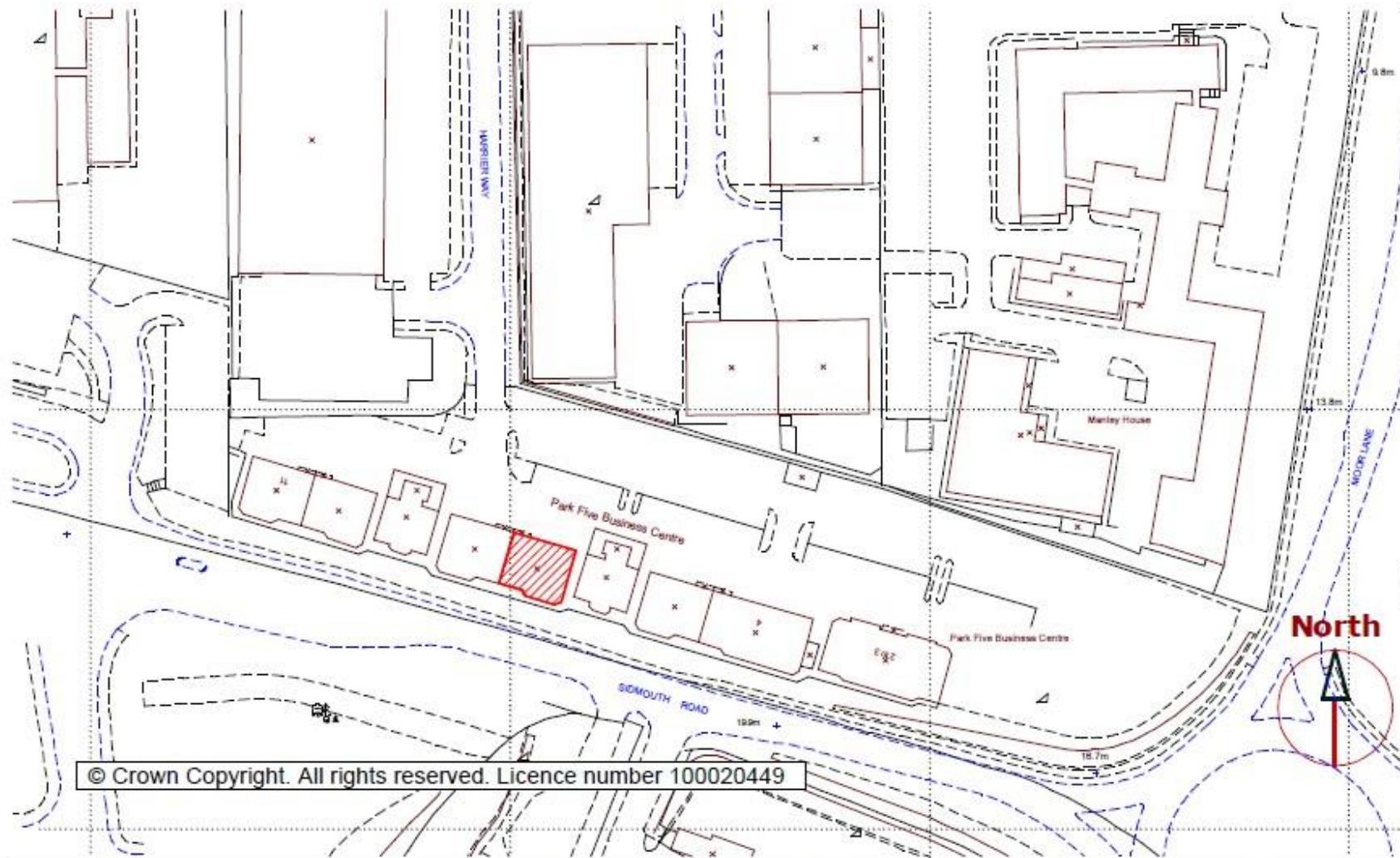
Each party to bear their own legal costs incurred with the transaction.

### 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>Bradley House</b> <b>OS location map</b>	Scales 1:2500 @ A4 Drawing Number <b>1129/13/06</b>
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Or

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