

TO LET

Small Modern Out of Town Office Suite

Part Ground Floor, Buckland House, Park Five, Exeter, EX2 7HU



BRUTON KNOWLES



- Ground floor office suite
- Open plan with partitioned office
- 570 sq.ft (52.97 sq.m)
- Two 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 offers the following specification:

- Double glazed windows
- Suspended ceiling with LED lighting
- Eight person passenger lift to upper floor
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block paved courtyard and landscaped parking areas
- Kitchenette

Accommodation

The open plan accommodation extends to 570 square feet. (52.97 square metres).

There is currently a partitioned office / meeting room measuring 4.24 m x 2.09m which can remain in situ if required 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 two 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:	£4,125
Years 2 – 3:	£8,250 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: £7,800 (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>

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 Park Hve Business Centire Harrie1- Way Exeter EX2 7HJ	Drawing Title Buckland House 05 location map Buckland HCJuse	Sta1t Date Issue Date _____ Drawn by PC	Scales :1:2:500@ A4 Drawing Numbered- 11:129/13/0:1
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Small Modern Out of Town Office Suite

Part Ground First Floor, Buckland 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

Exeter office:

Endeavour House, Pynes Hill, Exeter, EX2 5WH

Contact:

Orla Kislingbury

Stratton Creber

T: 01392 202203

E: orla@sccexeter.co.uk

Exeter office:

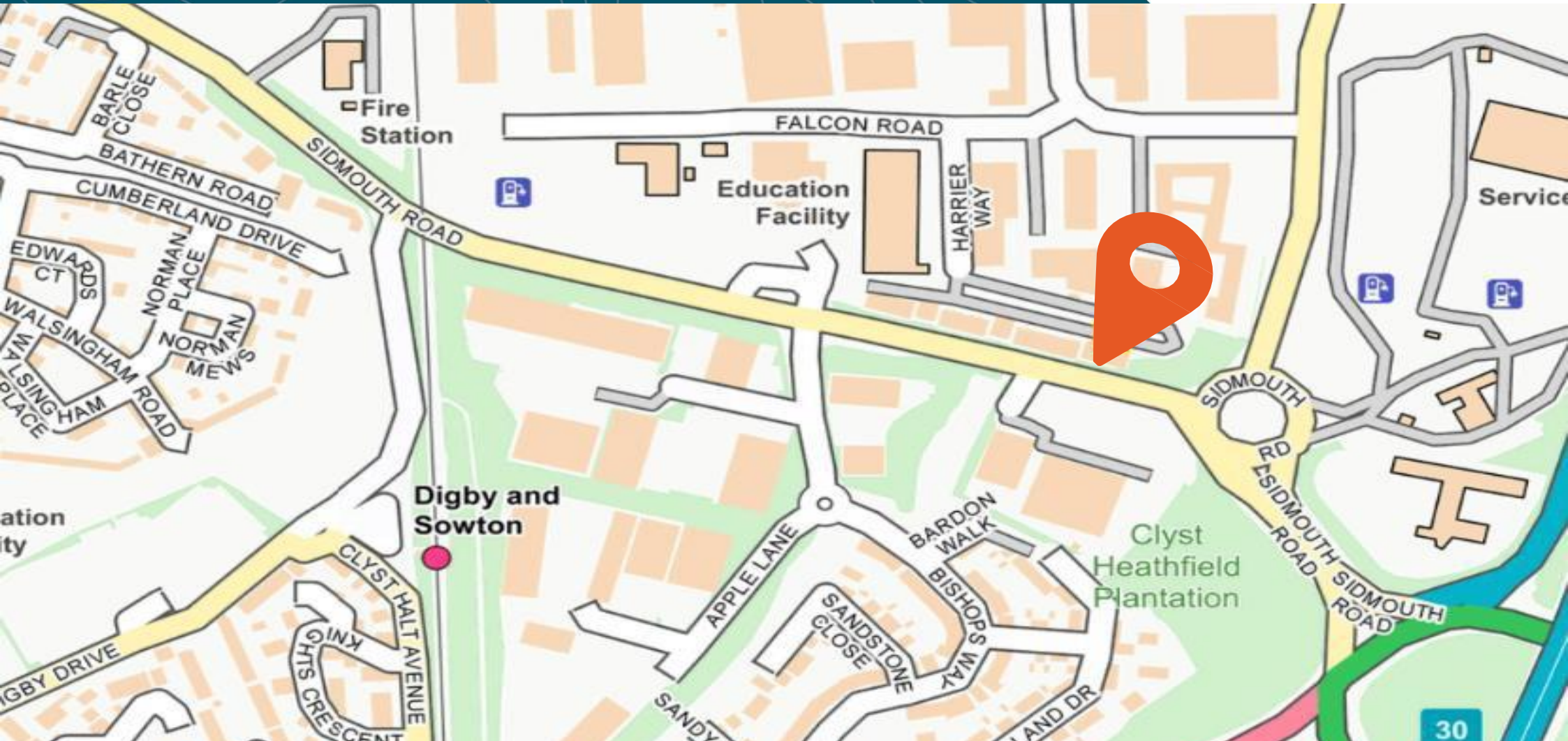
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