

TO LET

Modern Out of Town Office Suite with Parking

Suite 1, Part First Floor, Forde House, Park Five, Exeter EX2 7HU



- Open Plan Office with Separate Office and Kitchenette
- Three Car Parking Spaces
- Half Price Rent for the First Year
- 942 sq.ft (87.51 sq.m) - £13,250 Per Annum



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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 first floor office suite offers the following specification:

- Open plan office including a separate office / meeting room and kitchenette
- 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 942 square feet (87.51 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 three 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:	£6,625
Years 2 – 5:	£13,250

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: £13,000 (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.

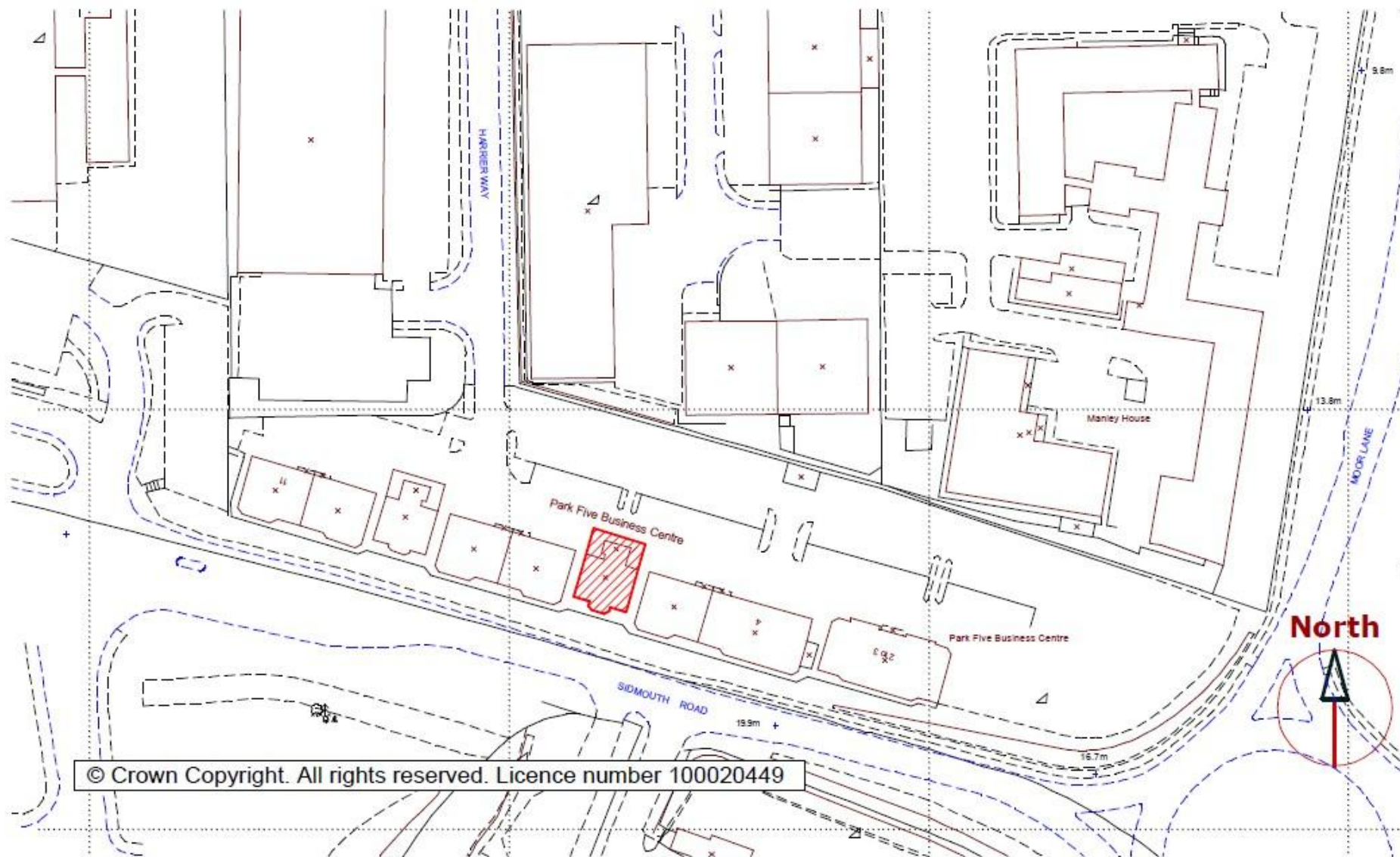
Energy Performance Certificate

The energy performance certificate rating is D79. 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.





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	Job Title Park Five Business Centre Harrier Way Exeter EX2 7HJ	Drawing Title Forde House OS location map	Start Date Issue Date Drawn by PC	Scales 1:2500 @ A4 Drawing Number 1129/13/05
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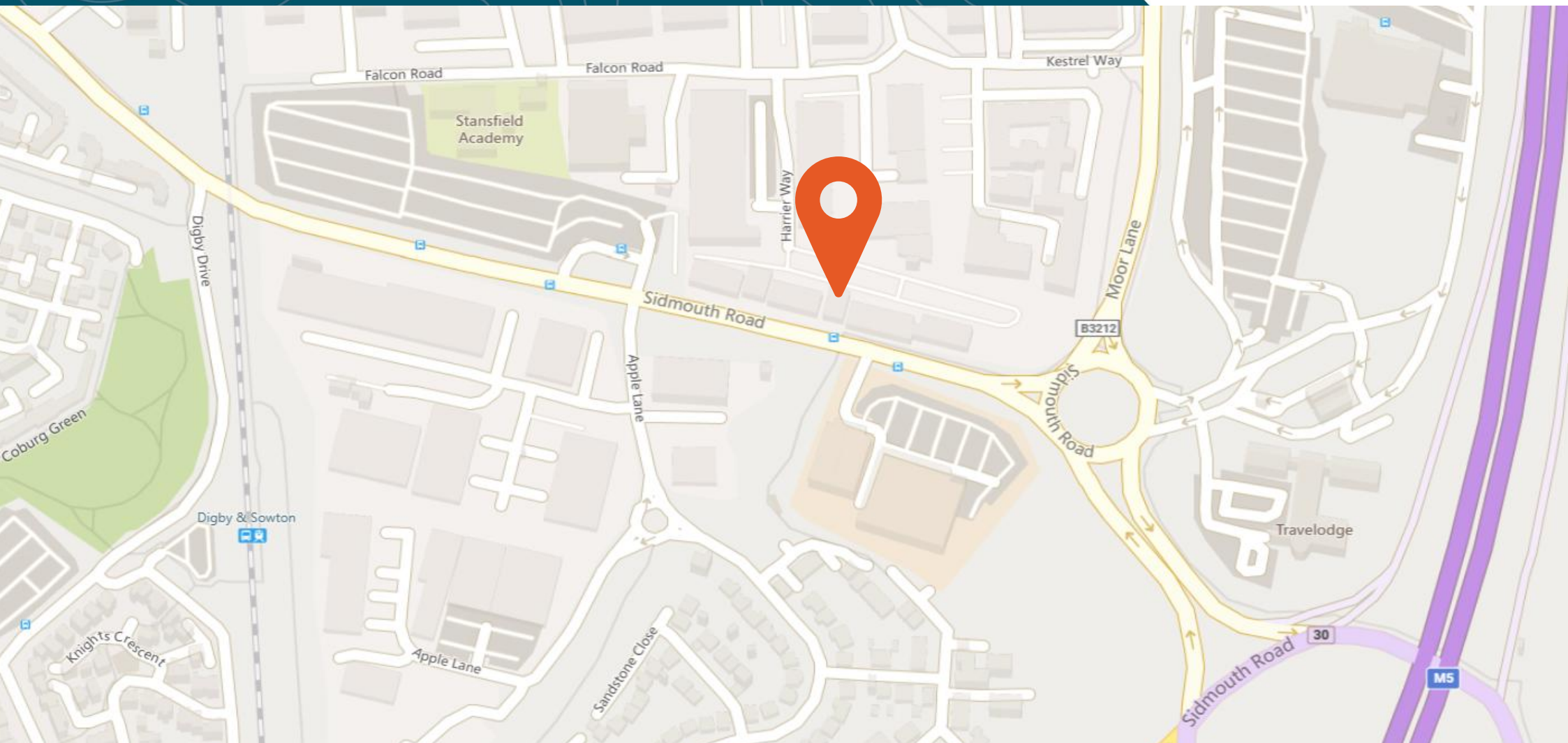
20 Southernhay West, Exeter, EX1 1PR



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/// what3words [bucked.saints.shins](https://www.what3words.com/)

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