

TO LET

Modern Out of Town Office Suite with Parking

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



BRUTON KNOWLES

- 1,621 sq.ft (150.60 sq.m)
- Open plan with kitchenette
- Six car parking spaces
- Half price rent for the first year



To Let | Code 12495

brutonknowles.co.uk

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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 is due to be refurbished soon and offers the following specification:

- Open plan office with kitchenette
- Double glazed windows with blinds
- Suspended ceiling with recessed LED 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 open plan accommodation extends to 1,621 square feet (150.60 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:	£10,131.25
Years 2-3:	£20,262.50

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>

Energy performance certificate

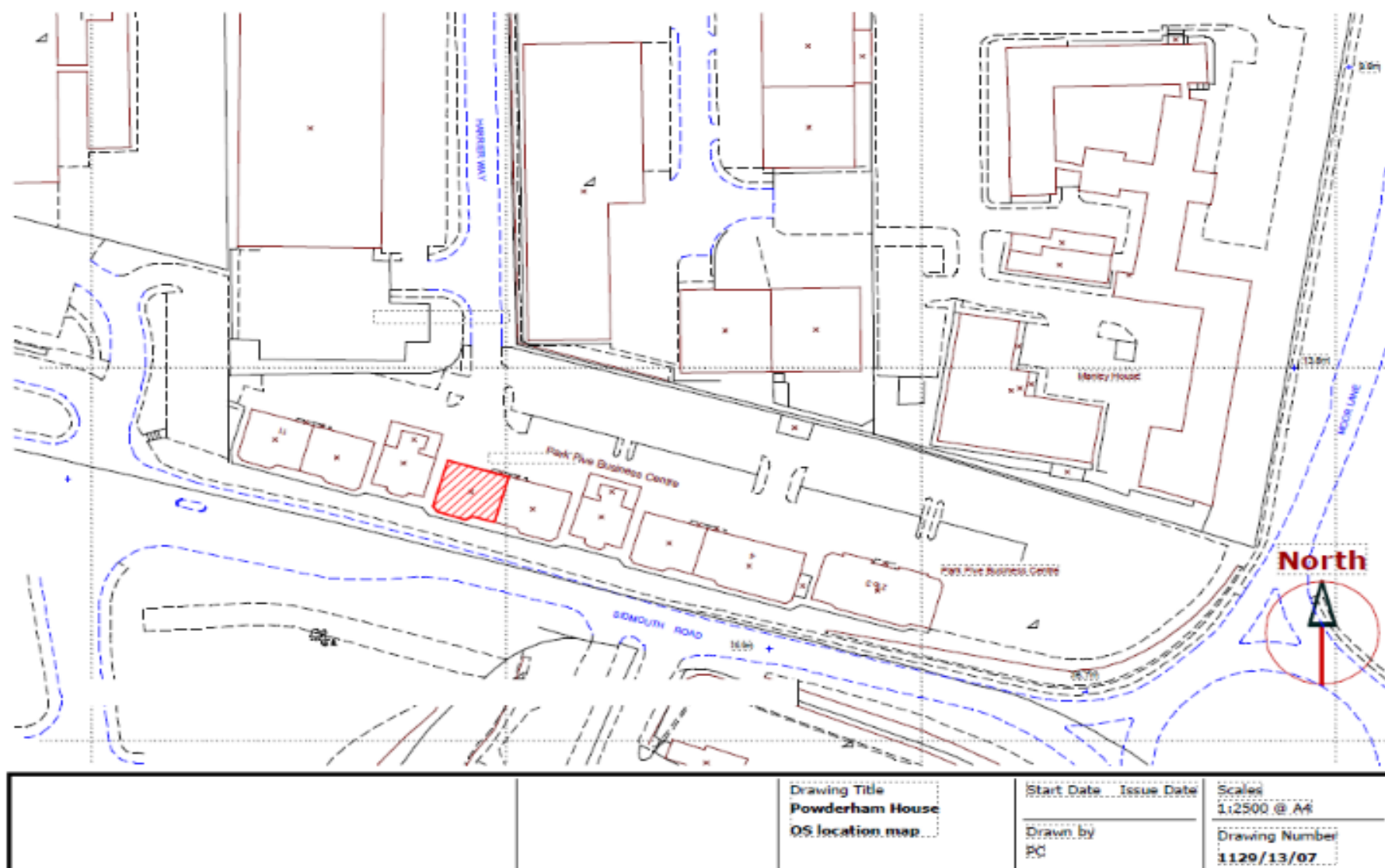
The energy performance certificate rating is C72. The full certificate and recommendations can be provided on request.

Legal Costs

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

Viewing

For further information or to view the premises, please contact any of the joint sole agents.



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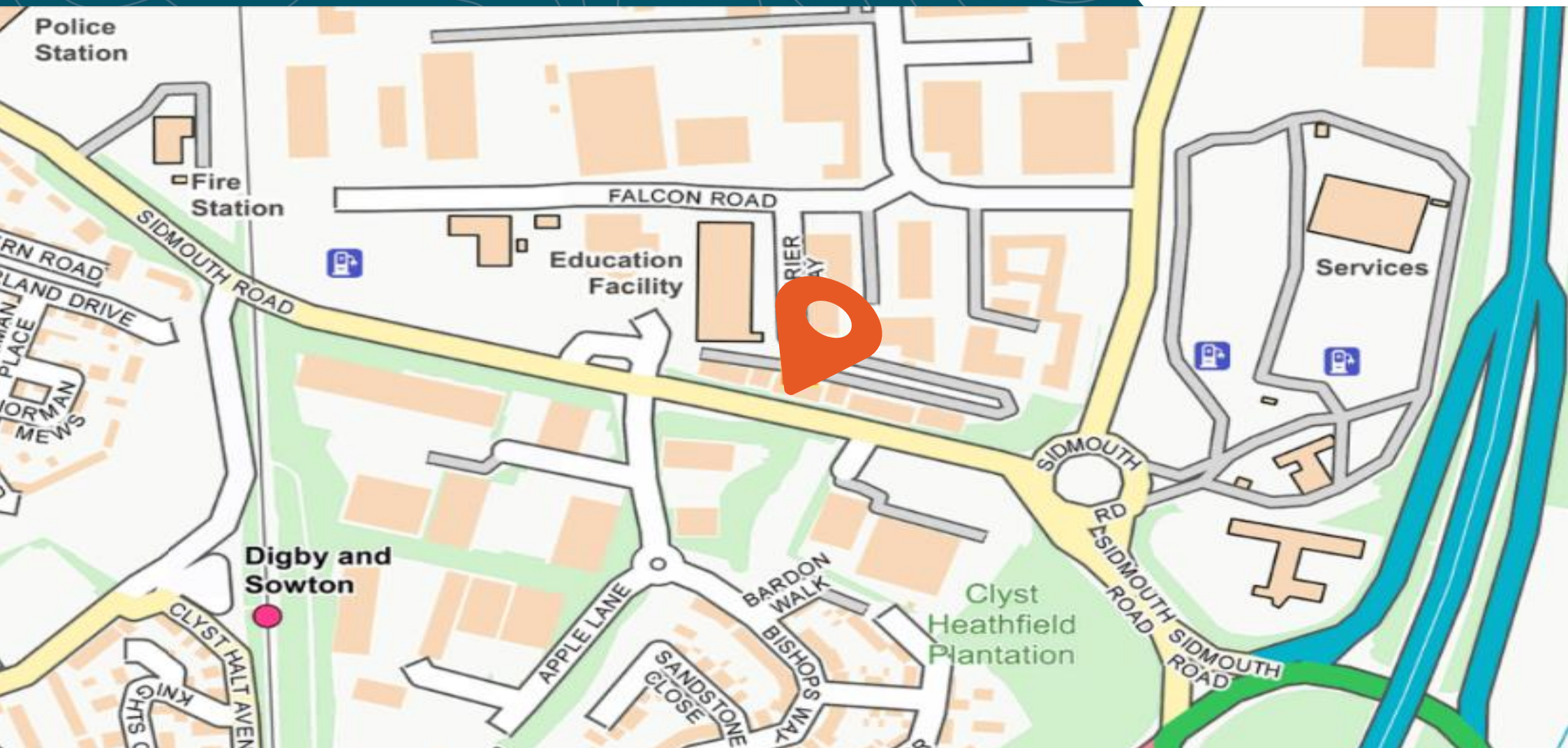
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