



CAPITAL COURT
EXETER

stratton
creber
commercial
property consultants



Building 2, Capital Court, Bittern Road, Sowton Estate, Exeter, Devon, EX2 7FW

For sale

Viewing by prior appointment:
Jonathan Ling BA (Hons) MSc MRICS

(01392) 202203

jonathan@sccexeter.co.uk

Modern business park building on ground & first floors

12,174 sq.ft (1,131 sq.m)

With 36 car parking spaces

Excellent road links and public transport connectivity

Fibre optic lines installed (1gb capacity)

49kW solar array

Freehold offered with vacant possession

strattoncrebercommercial.co.uk



Location

Capital Court is situated on the eastern edge of the city of Exeter, just off Junction 29 of the M5 motorway (Exeter North). It offers unrivalled access to the M5 and the regional trunk road network, as well as public transport access to the city centre, around 3 miles away, via the Park & Ride service which runs from a terminus which is 200 metres from Capital Court. The Sowton Estate is also served by the Digby & Sowton railway station which offers connections to destinations in Exeter and East Devon.

Description

Capital Court is an office campus comprising four detached offices, and was developed in 2008. Occupiers include Devon County Council, Royal College of Nursing, Taylor Wimpey and The Care Quality Commission.

Building 2 currently operates as a business centre, and the building is now offered as a whole or as separate and ground and first floor suites. The suites have shared access via a spacious entrance lobby, and are otherwise self-contained with their own kitchens and WC facilities including disabled.

The suites are currently extensively partitioned to form offices of varying sizes accessed via an internal corridor, but all internal walls are capable of being removed to return the offices to a fully open-plan layout. See floor plans overleaf.

Features of the offices include:

- Suspended ceilings with recessed lighting;
- 150mm raised flooring with ample power and data cabling via recessed floor boxes;
- VRV air conditioning to all areas, providing both heating and comfort cooling.
- Passenger lift between floors.

Accommodation

Net Internal Areas as follows:

Ground floor	6,087 sq.ft	(565.5 sq.m)
First floor	6,087 sq.ft	(565.5 sq.m)

Whole building 12,174 sq.ft (1,131.0 sq.m)

Additional space is also available in the adjacent building, providing a range of options up to a total of 15,951 sq.ft (1,482 sq.m).

Car parking

The building has 36 allocated spaces, including disabled bays.

Terms

The building is offered by way of a sale of the freehold with vacant possession at a guide price of **£1.85 million**.

Broadband connectivity

A report on the broadband options available at this address, and the relative speeds they may offer, is available on request.

The building has an existing fibre optic connection provided by South West Communications, which offers a 1gb capacity.

Business Rates

Rateable value: £190,000.

Rates payable 2026/27 before any Transitional Relief: £91,200.

You are advised to contact the Business Rates Department of Exeter City Council for further information: 01392 277888.

VAT

VAT is applicable to the purchase price.

Services/utilities

Mains water/drainage, gas and electric are connected. A 49 kW solar array on the roof will provide the tenant with energy savings.

Energy Performance Certificate

Assessed in band C. EPC available on request.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Tel: 01392 202203

Jonathan Ling
jonathan@sccexeter.co.uk

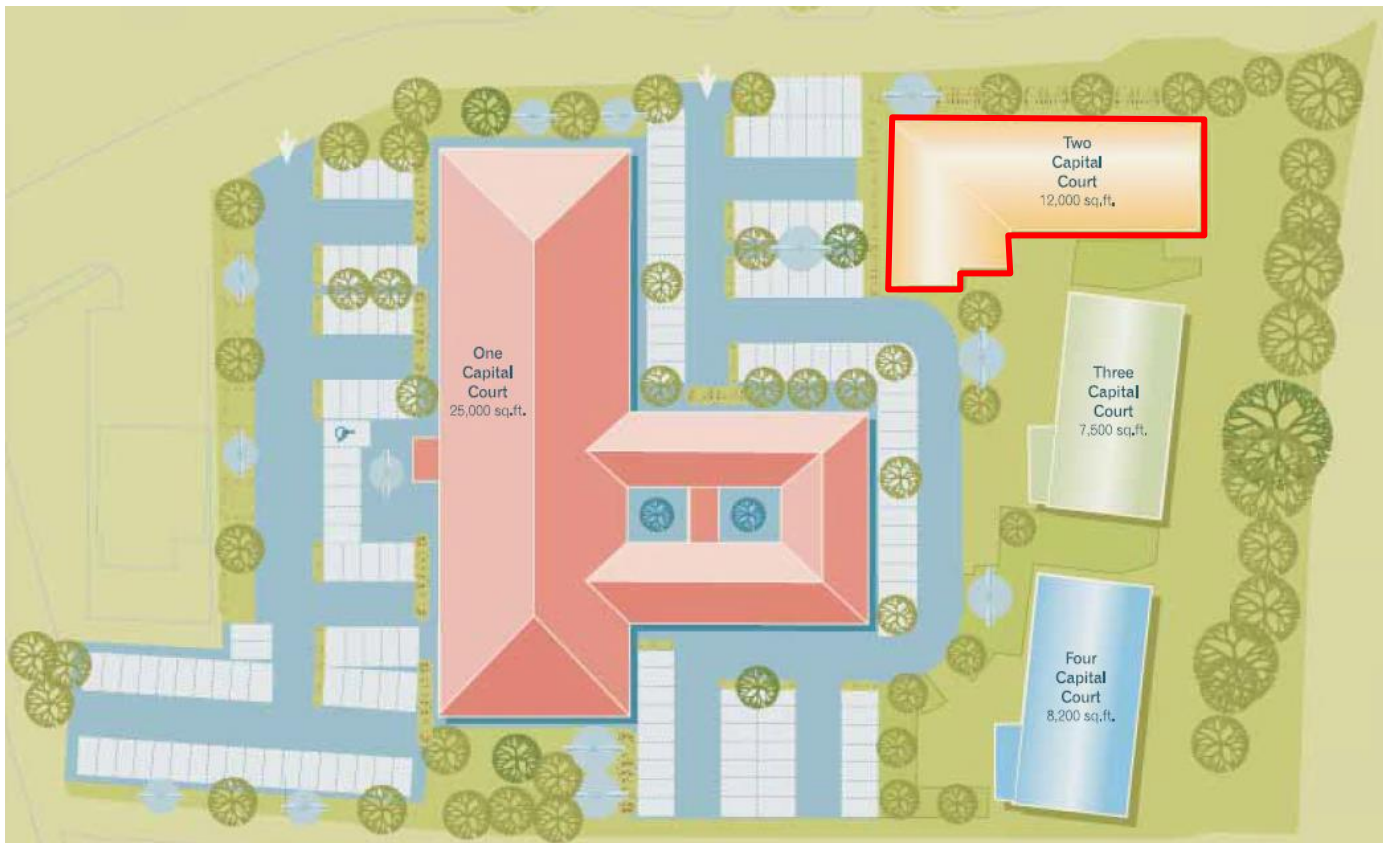
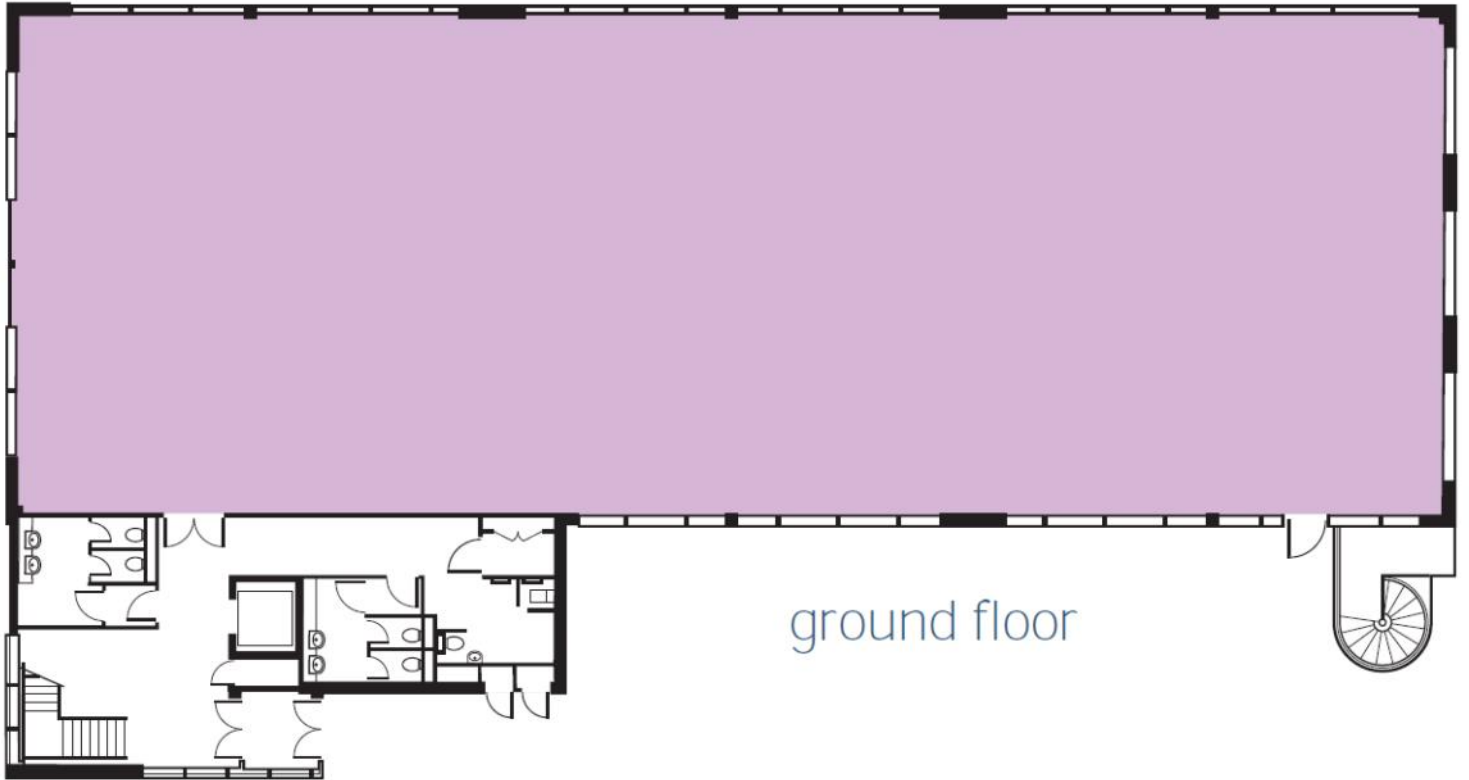
OR

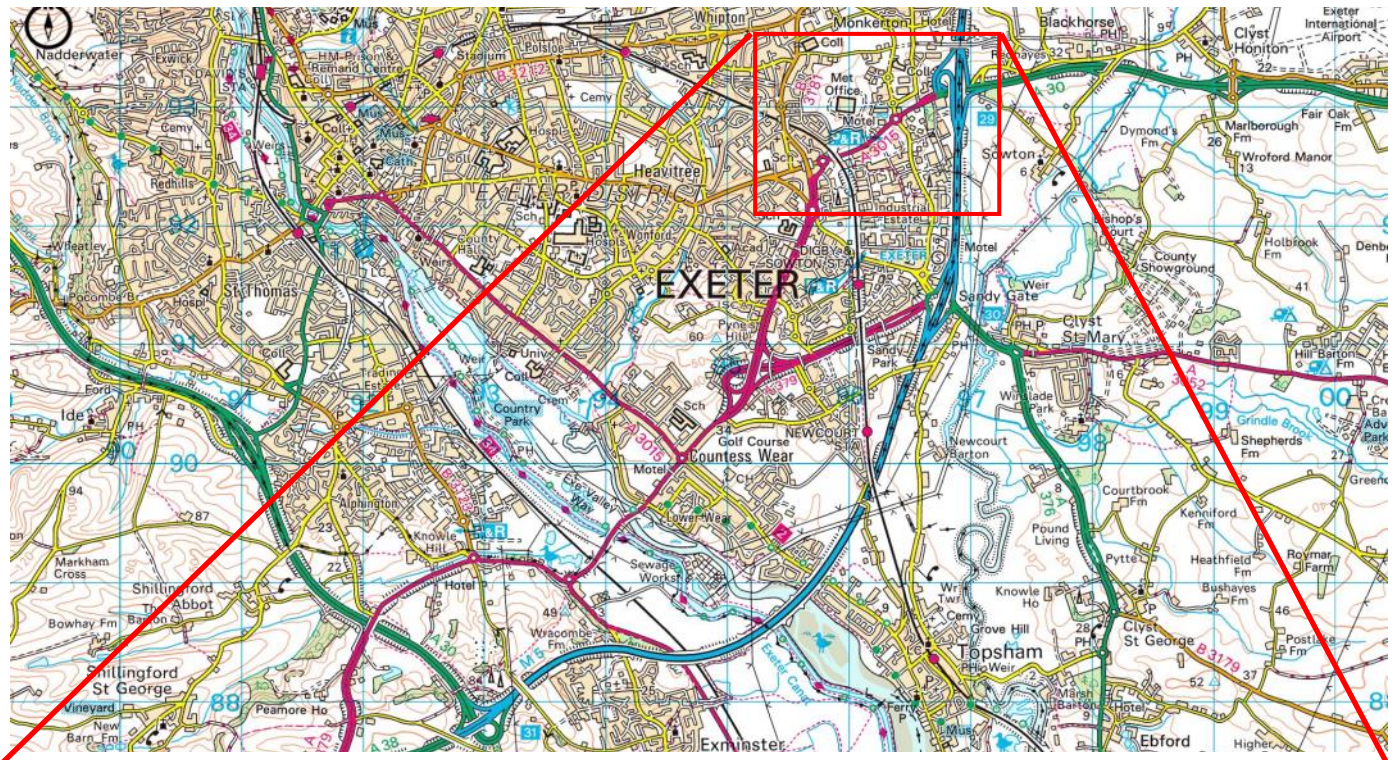
Alder King
Endeavour House, Pynes Hill, Exeter, EX2 5WH

Tel: 01392 353093

Noel Stevens
nstevens@alderking.com







Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.