



TO LET

Bradley House


Park Five Business Centre, Exeter, EX2 7HU

Second Floor Office – 1,007 sq. ft net approx. (93.55 sq. m).

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.

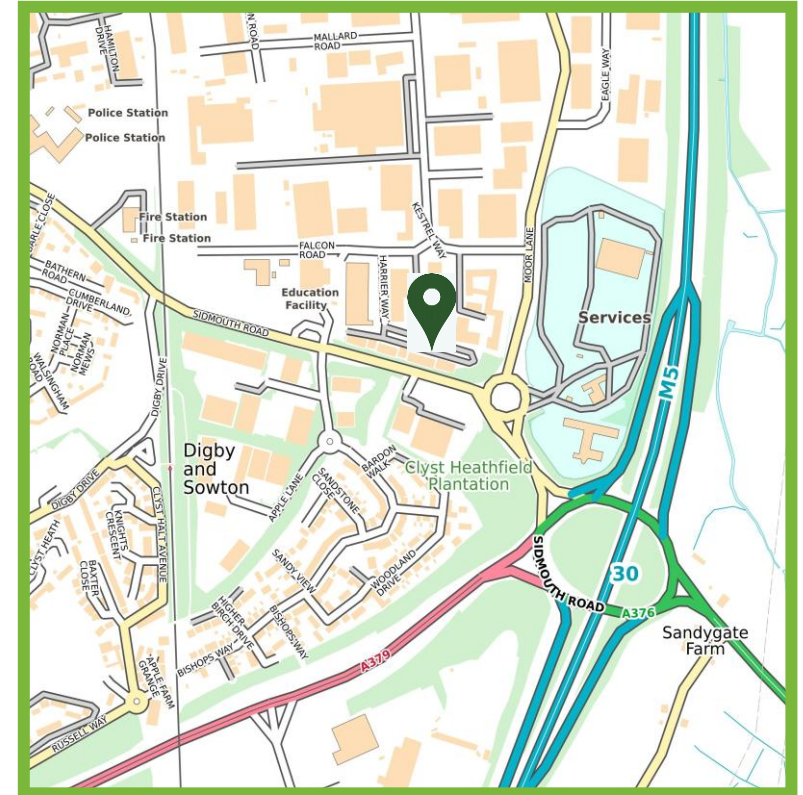
Park Five Business Park also lies opposite Sowton 30 / Trade City business Units and Bishops Court Retail occupied by Smyths Toys, Snow & Rock and American Golf

M5

0.5 miles east

**Exeter City
Centre**

3 miles

Plymouth

45.5 miles



Accommodation

Description

This modern second floor office suite offers the following specification:

- Main open plan office together with a separate but interconnected adjoining office
- Double glazed windows
- Suspended ceiling with recessed lighting
- Eight-person passenger lift
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Kitchenette
- Block paved courtyard and landscaped parking areas

Car Parking

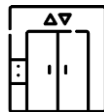
There are six parking spaces allocated with this suite.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
TOTAL	1,007	93.55

Passenger lift



Suspended ceilings



Onsite parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office, healthcare and other such uses within Class E, however any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 380088 or <https://exeter.gov.uk/planning-services/>

Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value (1 April 2023 to present): **£13,500**

As the property's Rateable Value is less than £15,000 per annum, successful tenants may be eligible for small business rates relief.

Energy Performance Certificate

The EPC Rating is C63, and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The office is available by way of a new contributory Full Repairing and Insuring lease on terms to be agreed.

Alternatively, a new lease could be subject to agreement.

Quoting Rent

Year 1: £7,475 + VAT

Year 2: £14,950 + VAT

Service Charge

These details are available from the Agents on request.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: DS/75632

Date: 10/2025

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

