



To let

Viewing by prior appointment with
Jonathan Ling / Orla Kislingbury

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Ground Floor, Bradley House, Park Five, Exeter, Devon, EX2 7HU

Well connected with A road links to the M5 and city centre

Open plan layout with kitchenette

Net Internal Area: 1,611 sq ft (150 sq m)

6 allocated parking spaces

Year 1 rent: £10,069 per annum, subject to other lease terms

Location

The Park Five Business Park is located at Junction 30 of the M5 and forms the gateway to Exeter's City Centre (3 miles distance). The development has the benefit of easy access parking and access to the adjacent Park & Ride for those needing public transport.

The business park is opposite Sowton 30 / Trade City business units and Bishops Court Retail Business Park occupied by PureGym, Snow & Rock, American Golf & Smyths Toys.

Description

The accommodation has an open plan layout and offers the following specification:

- Double glazed windows.
- Suspended ceilings with LED lighting.
- 8 person passenger lift to the upper floors.
- Gas fired central heating.
- Spacious communal areas with WC.
- Courtyard and landscaped parking areas.
- Kitchenette/staff area.

The suite also has the benefit of 6 allocated parking spaces.

Accommodation

The accommodation comprises a Net Internal Area of: 1,611 sq ft (150 sq m).

Lease Terms

Available by way of Full Repairing and Insuring lease.

Initial rent to be £20,137 reduced by half for the first year to £10,069 per annum, subject to other lease terms.

Details of service charge on request via the agent.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C (71)

Business Rates

According to the Valuation Office the property has the following assessment:

Rateable Value: £22,500.00
Rates payable: £11,227.50

VAT

VAT is applicable to rent and service charge.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the joint agents:

Stratton Creber Commercial

20 Southernhay West, Exeter, EX1 1PR

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Or

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Or

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