

To Let

Refurbished Modern Out of Town Office Suite with Car Parking

First Floor: 1,751 sq.ft. (162.58 sq.m.)



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

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:

- Double glazed windows
- Suspended ceiling with LED lighting
- Eight person passenger lift to upper floors
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block paved courtyard and landscaped parking areas
- Kitchenette / staff area

Accommodation:

The accommodation has an open plan layout and extends to 1,751 square feet. (162.58 square metres).

For a 3D tour please click on the following link or scan the QR code:

<https://my.scene3d.co.uk/tour/1f-buckland>



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: £10,943.75

Years 2 – 5: £21,887.50 per annum

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:

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

Rateable Value: £22,500
Rates Payable for 2023 / 2024: £11,227.50

Legal Costs:

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

Energy Performance Certificate (EPC):

The energy performance certificate rating is C71.

Money Laundering Regulation Compliance:

In order to comply with Anti Money Laundering regulations, Haarer Goss require a successful tenant or purchaser to provide proof of identity and any other required documents once terms have been agreed.

Viewing:

For further information or to view the premises, please contact either of the joint sole agents:

Haarer Goss
chartered surveyors
17 Barnfield Road
EXETER
EX1 1RR
☎ (01392) 251171
e-mail: mark@haarergoss.co.uk

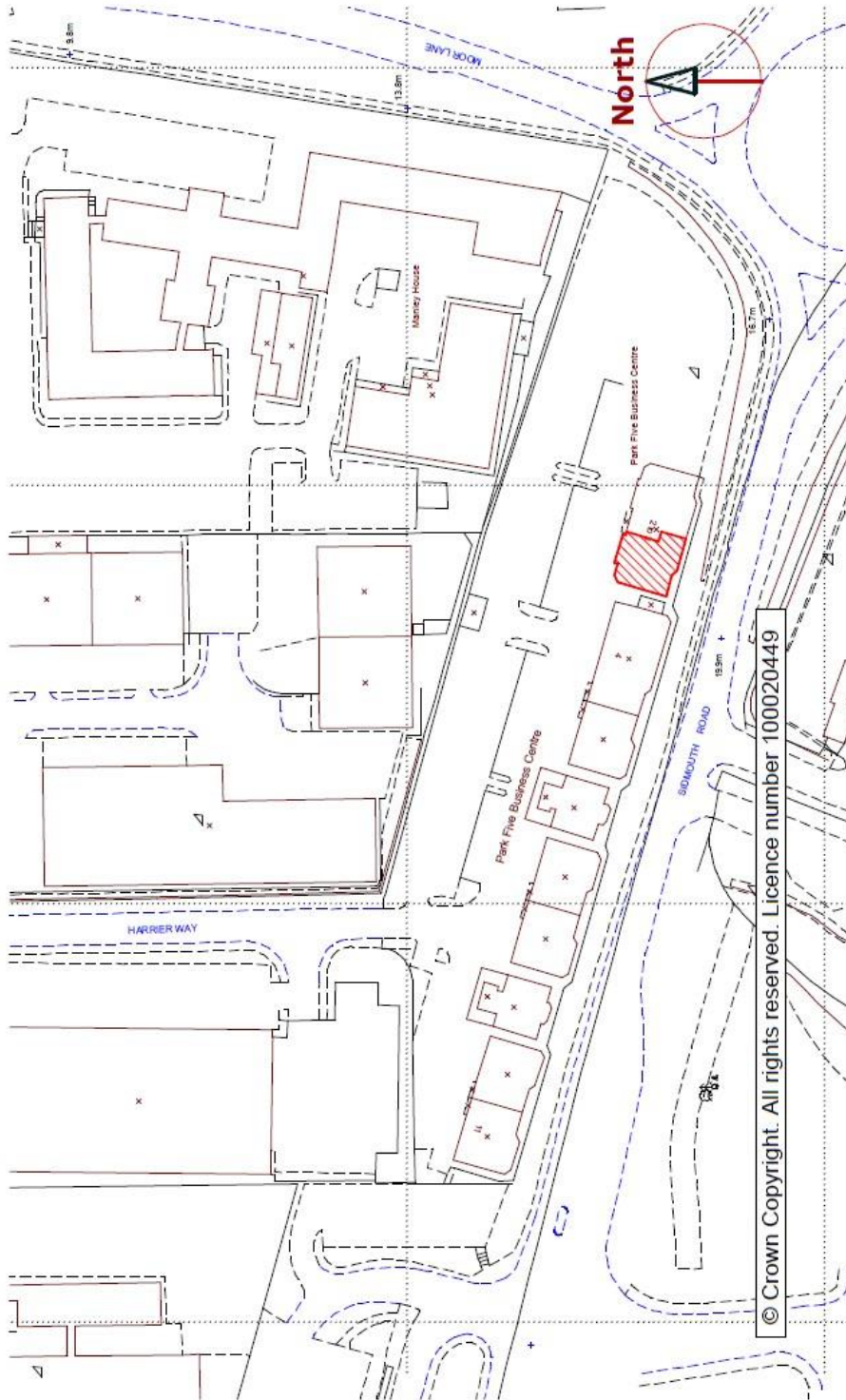
Alder King
Endeavour House
Pynes Hill
EXETER
EX2 5WH
☎ (01392) 353080
e-mail: wacock@alderking.com

Contact: Mark Beskeen

Contact: William Acock

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Job Title Park Five Business Centre Harrier Way Exeter EX2 7HJ	Drawing Title Buckland House OS location map 2 Buckland House	Start Date _____ Issue Date _____ Drawn by PC	Scales 1:2500 @ A4 Drawing Number 1129/13/02
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Location Plans – Park Five, Exeter

