

TO LET

Forde House

Park Five, Exeter, EX2 7HU

Ground Floor Offices – 1,067 sq ft net approx



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 Pure Gym, Smyths Toys, Snow & Rock and American Golf.

M5



0.5 miles northwest

Exeter City Centre



3 miles

Plymouth



45.5 mile



Accommodation

Description

This modern ground floor office suite offers the following specification:

- Double glazed windows
- Suspended ceiling with recessed 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

Parking

The accommodation has a total of four available parking spaces.

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.

You can find a video on Park Five here

<https://vimeo.com/819092521/da1d57854f?share=copy>

Area	Sq ft	Sq m
Ground floor	1,067	99.13
TOTAL	1,067	99.13

Raised floors with floor boxes



Suspended ceilings



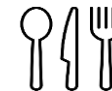
Recessed lighting



Onsite parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but 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.

Energy Performance Certificate

The EPC Rating is D79 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/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent/Purchase Price

The property is offered to let for:

Year 1	£7,469
Years 2-5	£14,938 per annum exclusive of VAT.

Legal Costs

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

References/Rental Deposits

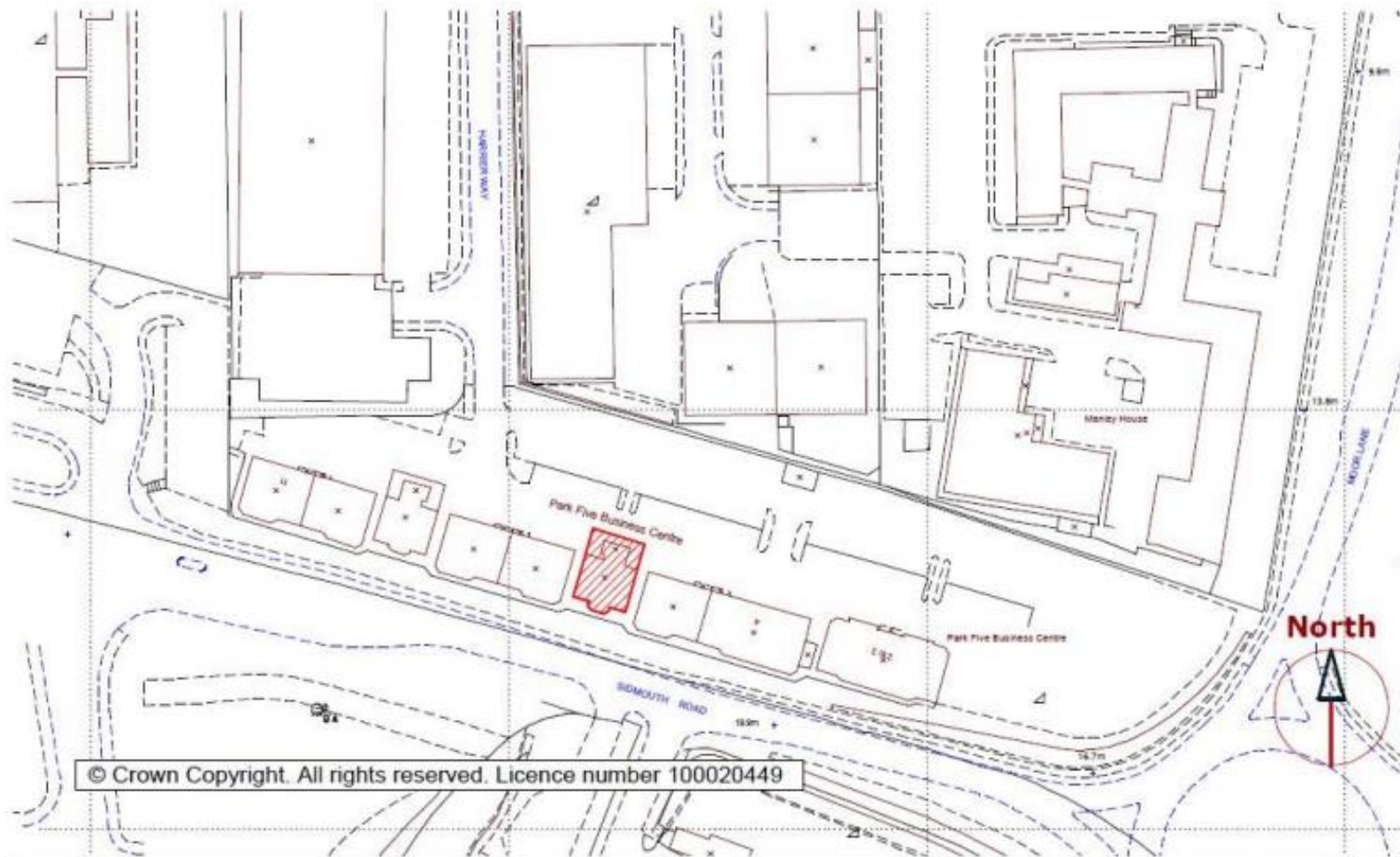
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

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



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	<p>Job Title Park Five Business Centre Harrier Way Exeter EX2 7HD</p>	<p>Drawing Title Forde House OS location map</p>	<p>Start Date _____ Issue Date _____ Drawn by PC</p>	<p>Scales 1:2500 @ A4 Drawing Number 1129/13/05</p>
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Viewing Arrangements



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

Alder King Property Consultants

Endeavour House
Pynes Hill
Exeter, EX2 5WH

www.alderking.com

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AK Ref: WA97468 – May 2023

Subject to Contract

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2. Misrepresentation Act 1967

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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.