

MODERN OUT OF TOWN OFFICE SUITE EXETER

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PROPERTY CONSULTANTS



MODERN OUT OF TOWN OFFICE SUITE WITH CAR PARKING

**First Floor
Killerton House
Park Five
Exeter
EX2 7HU**

**2,834 sq ft (263.3sq m) net
approx**

9 car parking spaces

Easy motorway access

First Floor, Killerton 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 office suite has the following specification:

- Double glazed windows with blinds
- Air-conditioning (both cooling and heating)
- Suspended ceiling with recessed lighting
- Eight person passenger lift to upper floors
- Gas-fired central heating

- Spacious communal areas with WC facilities
- Block pavior courtyard and landscaped parking areas
- Kitchen / staff room

You can find a video on Park Five here <https://vimeo.com/819092521/dad1d57854f?share=copy>

Accommodation

The first floor suite is currently open plan with a large number of partitioned offices / meeting rooms which could be left in situ if required by an occupier.

All measurements are approximate Net Internal Areas.

Parking

The accommodation has 9 parking spaces.

Services

We are advised that all main services are connected to the premises and 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.

Planning

Area	Sq ft	Sq m
First floor	2,834	263.3

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Exeter City Council. Tel: 01392 277888 or www.exeter.gov.uk.

Lease

The offices are available by way of new contributory Full Repairing and Insuring leases on terms to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

Year 1: £17,712.5 per annum
Years 2-5 £35,425

Service Charge 2022

First Floor: £13,739 per annum

Business Rates

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

This suite will be reassessed by the Valuation Office Agency shortly—further details are available on request.

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 landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (52). The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

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

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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

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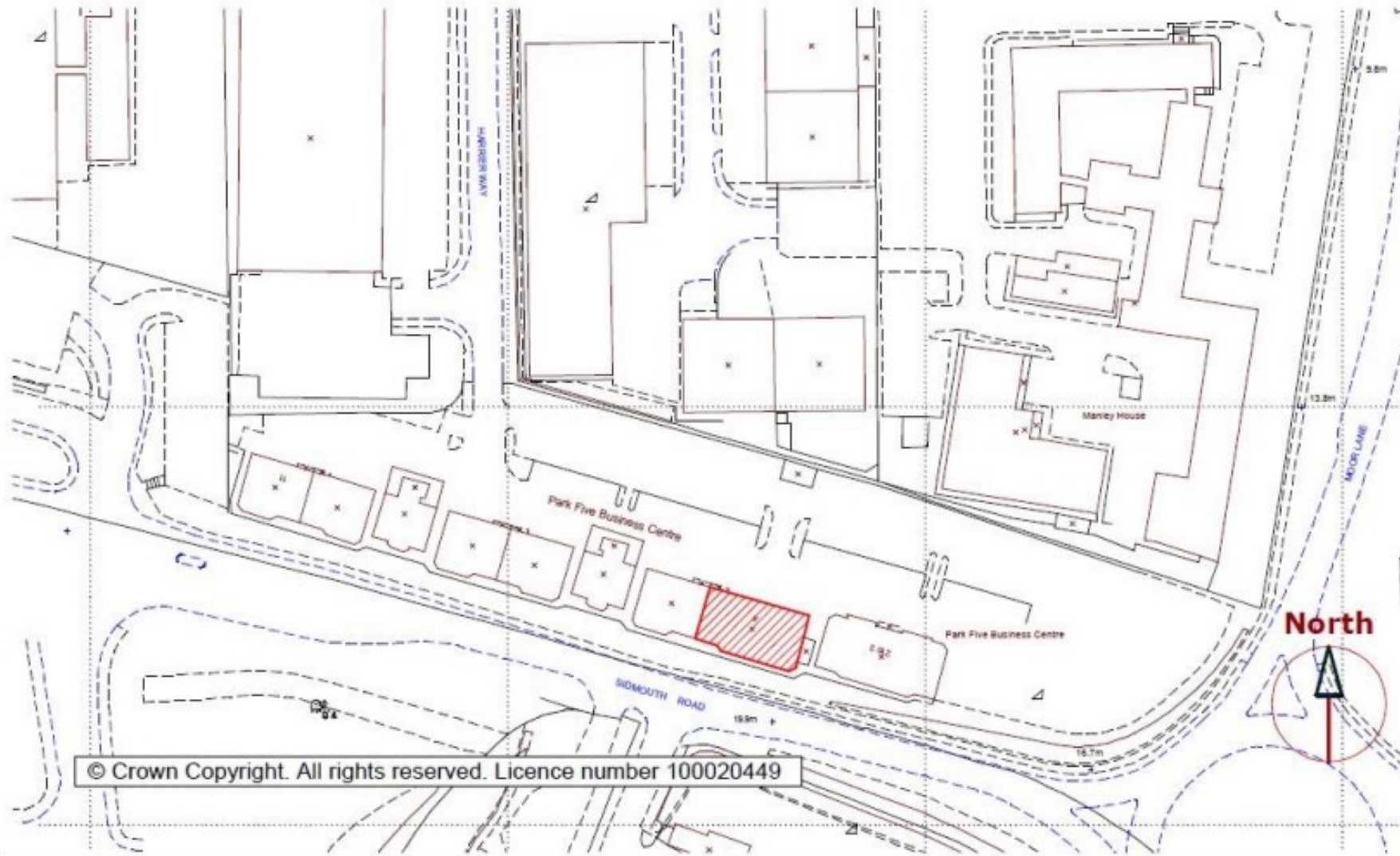
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Date: May 2023

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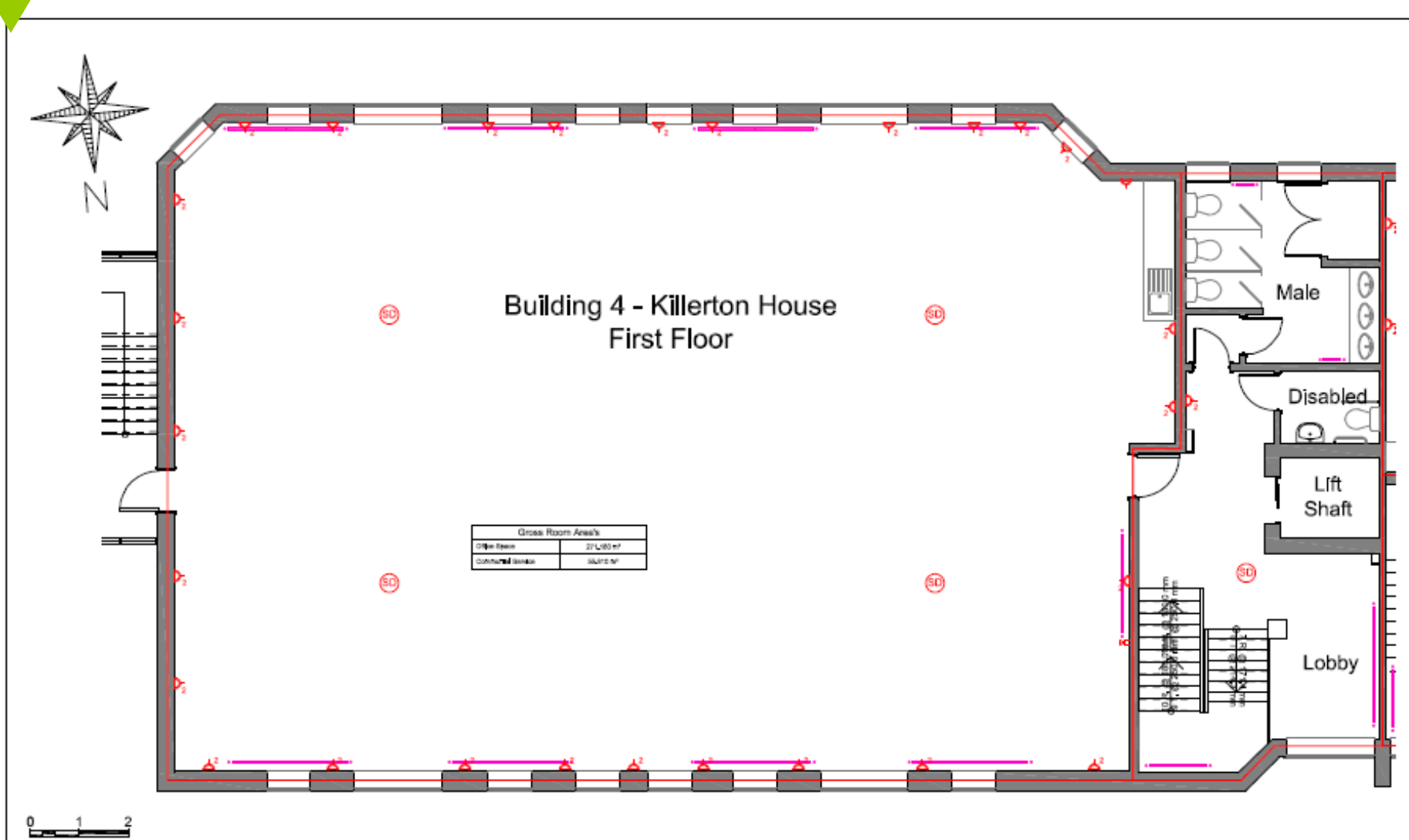


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Park Five Business Centre, Sowton, Exeter, EX2 7HU



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