



**FOR SALE / TO LET**

# Building 3, Capital Court

Bittern Road, Sowton Estate, Exeter, Devon, EX2 7FW

Two Storey Offices – 7,572 sq ft net approx



# Location

Capital Court is situated on the eastern edge of the city of Exeter, just off Junction 29 of the M5 motorway (Exeter North). It offers unrivalled access to the M5 and the regional trunk road network, as well as public transport access to the city centre, around 3 miles away, via the Park & Ride service which runs from a terminus which is 200 metres from Capital Court. The Sowton Estate is also served by the Digby & Sowton railway station which offers connections to destinations in Exeter and East Devon.

**A30**



**1 mile**

**M5**



**1 mile**

**Plymouth**



**46 miles**

**Bristol**



**86 mile**



# Accommodation

## Description

The property comprises a part-occupied, two-storey detached modern office building with self-contained ground and first floor office space. The building is of steel framed construction with a combination of insulated aluminum panel and brickwork elevations. The windows are doubled glazed with powder coated aluminum frames and an attractive curved aluminum roof providing a low maintenance office building.

The ground floor is vacant and accessed via a covered entrance with double doors leading to the office accommodation. The accommodation is primarily open plan together with some part glazed demountable partitioning providing individual offices, meeting rooms and a staff room with kitchenette. There are 3 separate W/Cs (1 male, 1 female and 1 disabled) a shower room and a kitchen. The unit has Grade A specification including raised floors, suspended ceilings and recessed LG7 lighting.

The first floor is let to the Royal College of Nursing and is accessed via a dedicated, covered entrance leading to a foyer where there is lift access to the first floor together with a staircase. At first floor, the lobby provides 4 w/cs (1 male, 2 female and 1 disabled) and access to the office accommodation. The offices are predominately open plan with some part-glazed demountable partitioning providing a kitchen area, three individual manager's offices/meeting rooms lining front of the premises. The unit is also of Grade A specification including raised floors, suspended ceiling, recessed LG7 lighting and air conditioning. The building is surrounded by a paved area with cycle racks and grassed verge.

## Parking

Externally there are 23 allocated tarmacadam surfaced car parking spaces, currently designated 11 for the ground floor and 12 for the first floor.

## 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
Ground Floor	3,778	351.00
Second Floor	3,794	352.51
<b>TOTAL</b>	<b>7,572</b>	<b>703.51</b>

**Fully accessible raised floors**



**Suspended ceilings**



**Air Conditioning**



**Onsite parking**



**Recessed lighting**



**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 277888 or [Planning services - Exeter City Council](#). There is the potential for alternative uses within Use Class E, subject to the applicant undertaking their own enquiries with Exeter City Council Planning dept.

## Business Rates

From information enquiries on the Valuation Office website we understand the property to have the following rateable values:

Ground Floor	£34,000
First Floor	£36,000

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](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is B 43 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](#)

## AML

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

## Tenancies

### Ground Floor

Vacant.

### First Floor

The offices are currently let to the Royal College of Nursing of the UK who have confirmed they will be vacating from lease expiry in December 2023. The current passing rent is £63,780 per annum.

Accordingly, any purchase of the building after December 2023 would be on the basis of vacant possession.

## Purchase Price

The property is offered for sale for £1,250,000 exclusive of VAT.

## Potential To Let

The Vendor would consider letting the building, subject to agreement on terms. Any interested parties should contact the agents to discuss lease terms.

## Legal Costs

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

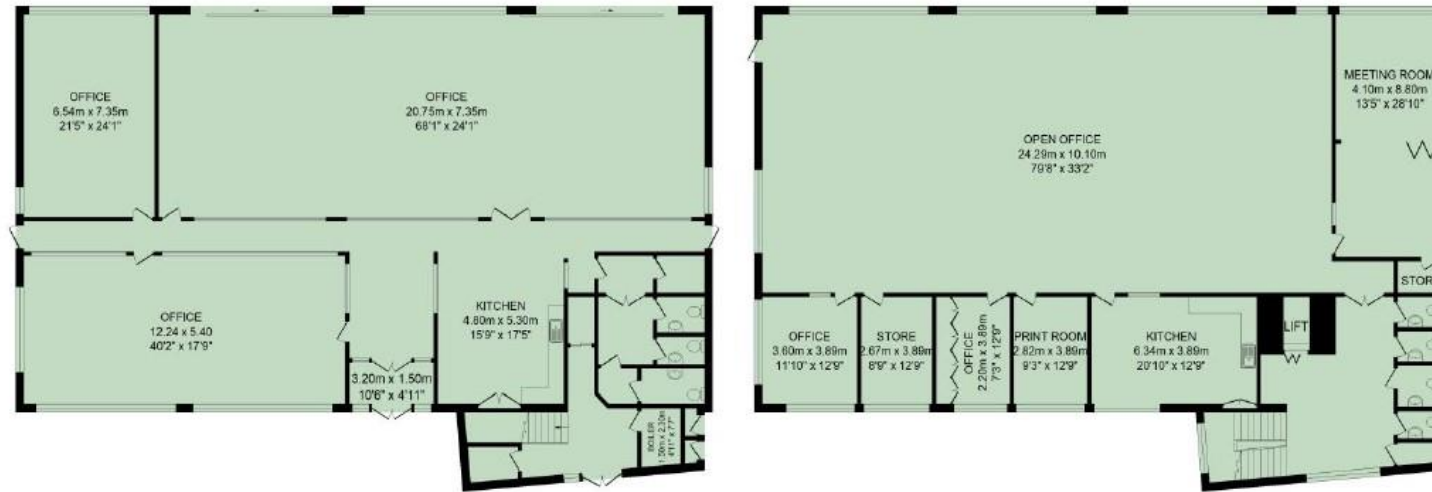
## VAT

Under the Finance Acts 1989 and 1997, the property is elected for VAT and will be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

**alder king**

PROPERTY CONSULTANTS





**Building 3, Capital Court, Bittern Road, Sowton Estate, Exeter, Devon, EX2 7FW**  
Approximate internal area 777.2 Sq.M. - (8366 Sq.ft.)  
For identification only - Not to scale.

# 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](http://www.alderking.com)

**AK Ref:** WA/JS  
**Date:** March 2023  
**Subject to Contract**



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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.

