

MODERN OUT OF TOWN OFFICE SUITE TO LET

Exeter

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PROPERTY CONSULTANTS



MODERN OUT OF TOWN OFFICE SUITE WITH CAR PARKING

**Ground Floor
Bradley House
Park Five
Exeter
EX2 7HU**

**1,611 sq ft
(149.70 sq m) net approx**

6 car parking spaces

Easy motorway access



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



Description

This modern ground floor office suite has the following specification:

- Open plan office with kitchenette
- Double glazed windows
- 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

You can find a video on Park Five here

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

Accommodation

Area	Sq ft	Sq m
Ground floor	1,611	149.70

Car Parking

There are six car parking spaces allocated with this suite.

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.

Terms

The office suite is available by way of a new contributory Full Repairing and Insuring lease on terms to be agreed.

Rent

Year 1 £10,068.75 per annum (plus VAT)
Years 2-5 £20,137.50 per annum (plus VAT)

Service Charge

There is an service charge payable, equating to £11,846 +VAT for the current year (2022). This includes utilities.

Legal Costs

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

Business Rates

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

Rateable Value: £12,250
Rates Payable for 2022/2023 £6,112.75

Small Business Rate Relief:

For a list of Relief and Exemptions please visit www.exeter.gov.uk/business/business-rates/relief-and-exemptions/small-business-rate-relief/ or call 01392 277888

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 (63). 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 price. The Property is elected for VAT, so VAT is payable on the rent, service charge and other costs. 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.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

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

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