TO LET

Modern Out of Town Office Suites with Parking

Ground Floor & First Floor, Powderham House, Park Five, Exeter EX2 7HU

BRUTON KNOWLES

- From 1,616 (150.17 sq.m) to 3,237 sq.ft (300.77 sq.m)
- Half price rent for the first year
- Available together or separately
- Six car parking spaces with each suite



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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

These modern ground and first floor office suites are due to be refurbished soon and offer the following specification:

- Open plan office with kitchenette (the current partitions are due to be removed on the ground floor)
- Double glazed windows (with blinds on the first floor)
- Suspended ceiling with recessed lighting (LED on the first floor)
- Eight person passenger lift to upper floors
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block pavior courtyard and landscaped parking areas

Accommodation

The accommodation extends to 3,237 square feet (300.77 square metres) in total with 1,616 square feet (150.17 square metres) on the ground floor and 1,621 square feet (150.60 square metres) on the first floor.

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 each suite.

Terms

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

Rents

Ground Floor

Year 1:	£10,100
Years 2 – 5:	£20,200 per annum

First Floor

Year 1:	£10,131.25
Years 2 – 5:	£20,262.50 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

Ground Floor

Rateable Value: £21,500 (from 1st April 2026).

Description: Office and Premises.

First Floor

Rateable Value: £20,250 (from 1st April 2026).

Description: Office and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; https://www.gov.uk/find-business-rates

Legal Costs

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

Energy Performance Certificate

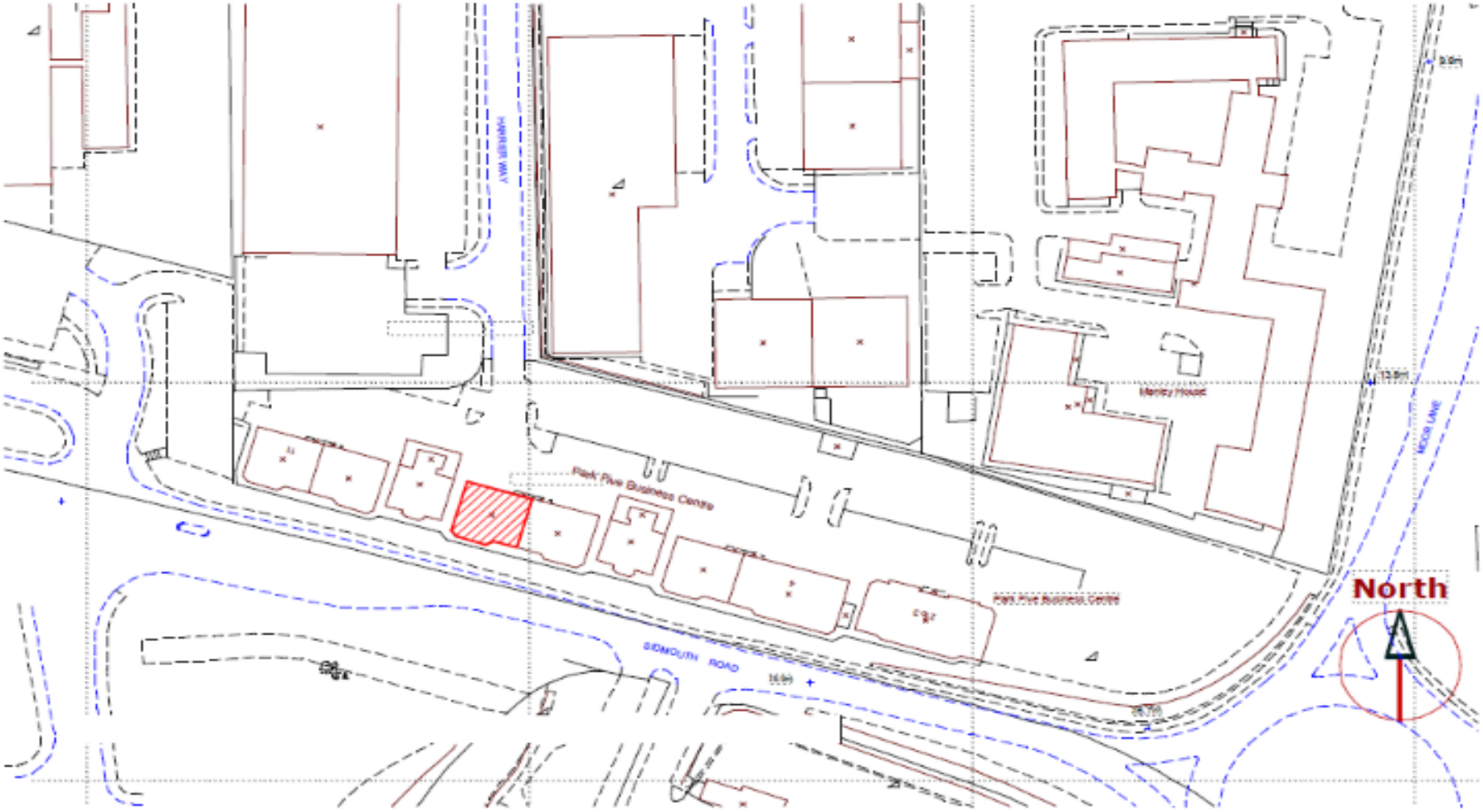
The energy performance certificate rating is C72. The full certificate and recommendations can be provided on request.

Viewing

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







		Drawing Title **Powderham House** **OS location map**	Start Date Issue Date Drawn by PC	Scales 1:2500 @ A4 Drawing Number **1129/13/07**

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BRUTON KNOWLES

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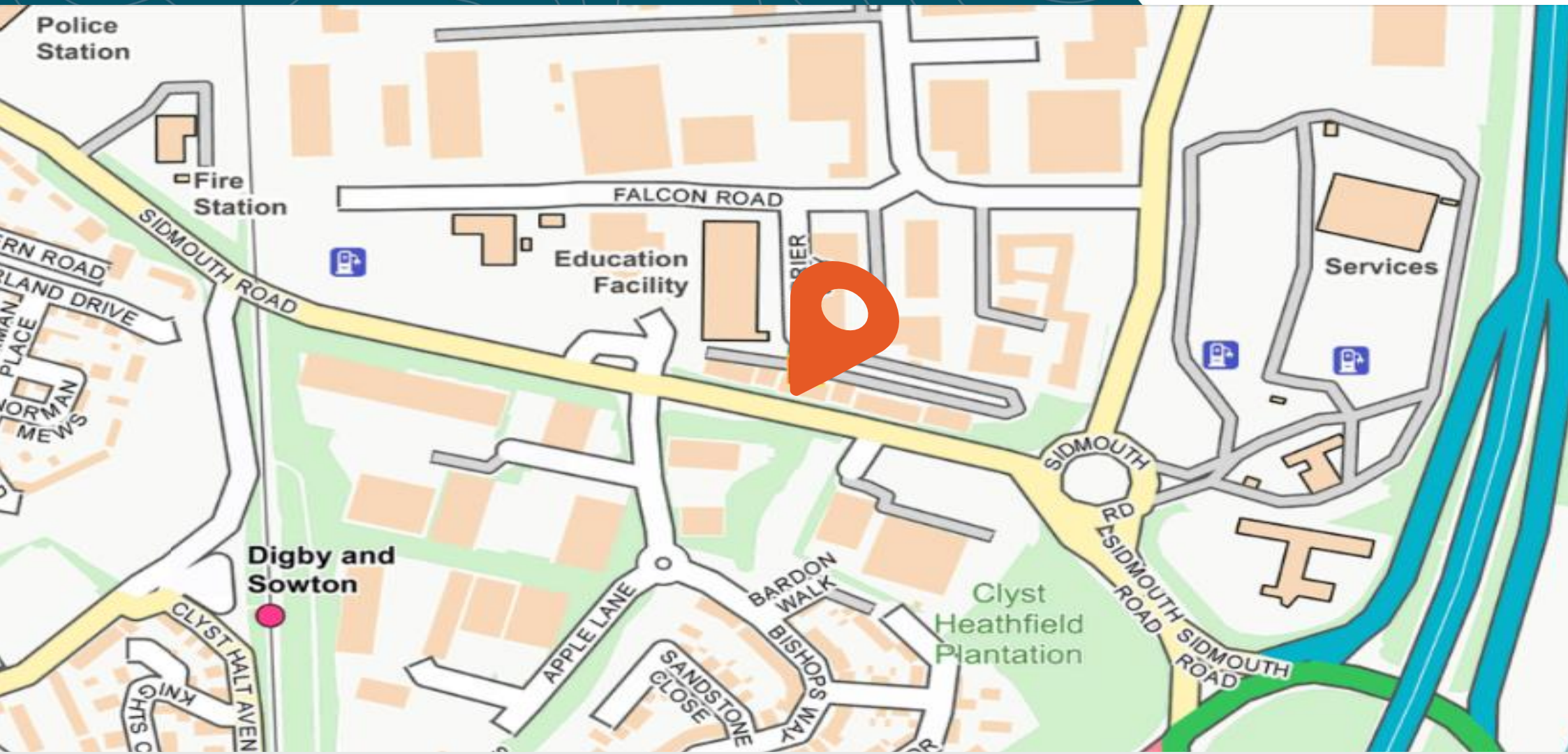
Exeter office:
20 Southernhay West, Exeter, EX1 1PR

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Ground & First Floors, Powderham House, Park Five, Exeter

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