

To Let

Modern Out of Town Office Suite with Car Parking

Ground Floor: 1,611 sq.ft. (149.70 sq.m.)



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 Smyths Toys, Snow & Rock and American Golf.

Description:

This modern ground floor office suite offers the following specification:

- Open plan office with kitchenette
- Double glazed windows
- Suspended ceiling with new 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

Accommodation:

The open plan accommodation extends to 1,611 square feet (149.70 square metres).

For a 3D tour please click on the following link or scan the QR Code

<https://my.scene3d.co.uk/tour/bradley-house-1>

**Car Parking:**

There are six car parking spaces allocated with this suite.

Terms:

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

Rent:

£20,137.50 (£12.50 per square foot) per annum plus VAT.

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:

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

Rateable Value (from 1 st April 2023):	£20,250
Rates Payable for 2023 / 2024:	£10,104.75

References:

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Legal Costs:

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

Energy Performance Certificate (EPC):

The energy performance certificate rating is C63. The full certificate and recommendations can be provided on request.

Money Laundering Regulation Compliance:

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

Viewing:

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

Haarer Goss
chartered surveyors
17 Barnfield Road
EXETER
EX1 1RR
☎ (01392) 251171
e-mail: mark@haarergoss.co.uk

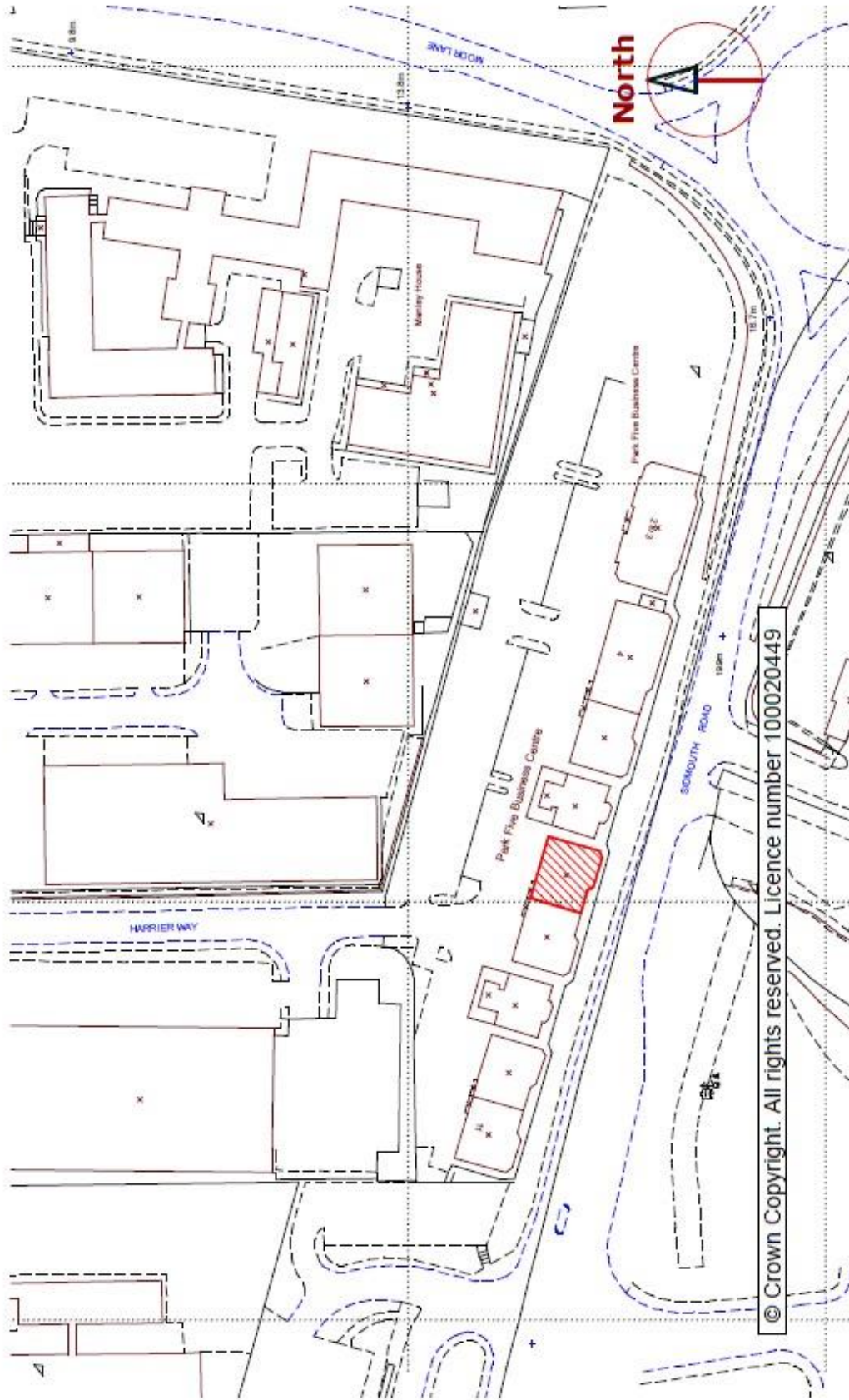
Alder King
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EX2 5WH
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e-mail: wacock@alderking.com

Contact: Mark Beskeen

Contact: William Acock

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Scales 1:2500 @ A4 Drawing Number 1129/13/06	Drawing Title Bradley House OS location map	Job Title Park Five Business Centre Harrier Way Exeter EX2 7HJ	Drawing Title Bradley House OS location map	Scales 1:2500 @ A4 Drawing Number 1129/13/06
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Location Plans – Park Five, Exeter

