



**TO LET**

# Bickleigh House

Park Five, Exeter, EX2 7HU  
Second floor office – 1,615 sq ft net approx.

# Location

The accommodation is superbly located at Junction 30 of the M5, and forms the Gateway to Exeter's City Centre, which is just 3 miles away.

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.



**M5**



**0.7 miles**

**Exeter**



**3 miles**

**Railway station**



**Bus Stop**



# Accommodation

## Description

The accommodation comprises an open plan area together with three offices or meeting rooms, a kitchen / staff room and small store / server room. The suite will be refurbished by the landlord prior to letting with or without the partitioning, as preferred by a tenant.

This modern second floor office suite offers the following specification:

- Double glazed windows
- Suspended ceiling with mainly recessed LED 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
- Integral kitchen / staff room

## Parking

The accommodation has a total of 6 allocated parking spaces.

For an aerial view of Park Five please click on the following link:

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

## 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
Second Floor	1,615	150.06
<b>TOTAL</b>	<b>1,615</b>	<b>150.06</b>

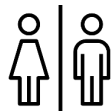
**Fully accessible raised floors**



**Suspended ceilings**



**WC facilities**



**Onsite parking**



**Recessed lighting**



**Kitchenette**



# 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 265223 or ([Planning services - Exeter City Council](#))

## Business Rates

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

Rateable Value: £20,750

Rates Payable for 2024 / 2025: £10,354.25

## Energy Performance Certificate

The EPC Rating is C63 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](#)

## Lease/Tenure/Terms

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

## Rent/Purchase Price

The property is offered to let for a reduced rent during the first year.

**Year 1: £10,093.75 + VAT**

**Year 2: £20,187.50 + VAT**

There is also a service charge, details of which are available on request.

## Legal Costs

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

## 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 the landlord's discretion.

## VAT

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

## AML

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

# 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)

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**Date:** August 2024  
**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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.