

KNIGHTSHAYES

PARK FIVE BUSINESS CENTRE, HARRIER WAY, EX2 7HU.

TO LET

1,067 sq. ft. – 5,048 sq. ft.
(99.12 sq. m – 469 sq. m.)

**AVAILABLE TO LET AS A
WHOLE, OR IN PART**

- Situated at Junction 30 of the M5
- Park & Ride immediately adjacent
- 5-minute walk to Digby & Sowton Station
- 3 miles from Exeter City Centre



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KEY FEATURES

Knightshayes is a modern, three-storey office building benefitting from open plan office accommodation on the ground and first floors. The second floor is currently partitioned, creating two larger offices/ meeting rooms and three smaller office spaces.

The property also benefits from:

- Double glazed and tinted anti-glare windows
- Suspended ceiling with fluorescent recessed lighting
- Kitchen/staff room facilities on both the ground and second floors
- Eight-person passenger lift
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block paviour courtyard with private landscaped parking areas
- 18 car parking spaces

RENTS

The rents are as follows:

Year 1: £31,550 + VAT

Year 2-3: £63,100 per annum + VAT

TERMS

Available by way of a new FRI lease.

Each party to bear their own legal costs.

VAT

This is payable at the standard rate on rent and Service Charge.



* Example of refurbished office with partitions at Park Five Business Centre

ACCOMMODATION

| Area | Sq ft | Sq m |
|------------------------|--------------|--------------|
| Ground Floor | 1,068 | 99.20 |
| Ground Floor Reception | 251 | 23.30 |
| First Floor | 1,866 | 173.40 |
| Second Floor | 1,863 | 173.10 |
| Total | 5,048 | 469.0 |

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SERVICE CHARGE

Details are available from the Agents on request.

BUSINESS RATES

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

| | |
|--------------------------------|------------|
| Rateable Value: | £47,750 |
| Rates Payable for 2025 / 2026: | £23,827.25 |

ENERGY PERFORMANCE CERTIFICATE (EPC)

The energy performance certificate rating is D90.

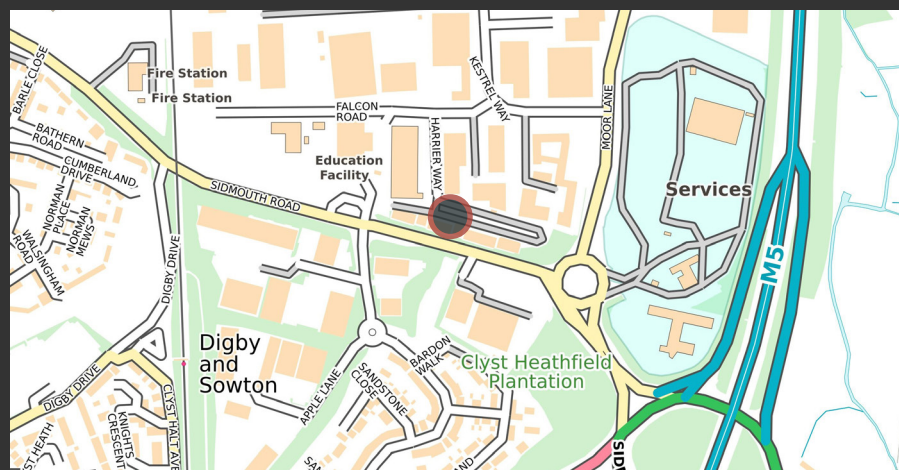
The full certificate and recommendations can be provided on request.

FURTHER INFORMATION

Please contact the joint agents:



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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.