



CAPITAL COURT  
EXETER

**alder king**

PROPERTY CONSULTANTS

FOR SALE  
BY AUCTION

**FOR SALE / TO LET**

# Building 2, Capital Court

Bittern Road, Sowton Estate, Exeter, Devon, EX2 7FW

Two Storey Offices – 12,174 sq ft net approx

# Location

Capital Court is situated on a popular business park, on the eastern edge of the city of Exeter, just off Junction 29 of the M5 motorway (Exeter North). It offers unrivalled access to the M5 and A30, as well as public transport access to the City Centre, around 3 miles away, via the Park & Ride service which runs from a terminus, located 200 metres from Capital Court. The Sowton Estate is also served by the Digby & Sowton railway station which offers connections to destinations in Exeter, East Devon and London.

**A30**



**1 mile**

**M5**



**1 mile**

**Plymouth**



**46 miles**

**Bristol**



**86 mile**





# Accommodation

### Description

Capital Court is an office campus comprising four detached offices and was developed in 2008. Occupiers include Devon County Council, Royal College of Nursing, Taylor Wimpey and The Care Quality Commission.

Building 2 most recently operated as a serviced office business centre, and is capable of occupation either as a whole or as separate ground and first floor suites. The suites have shared access via a spacious entrance lobby, and are otherwise self-contained with their own kitchens and WC facilities including disabled.

The suites are currently extensively partitioned to form offices of varying sizes accessed via an internal corridor, but all internal walls are demountable / capable of being removed to return the offices to a fully open plan layout.

Features of the office include:

- Powder-coated aluminum framed, double glazed windows
- Suspended ceilings with recessed lighting;
- Carpet-covered, 150mm raised flooring with ample power and data cabling via recessed floor boxes;
- VRV air conditioning to all areas, providing both heating and comfort cooling;
- Passenger lift between floors
- Male, female and disabled WCs on both floors
- Existing 1GB full fibre internet to the premises, by SW Comms.

### Parking







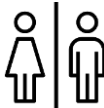
The building has 36 allocated spaces, including disabled bays.

### Services

We are advised that all main services are connected to the premises. A 49kW solar array on the roof provide energy savings, and the current electricity tariff is locked into a fixed rate of 17pkW until 31/10/2023.

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
Ground Floor	6,087	565.5
First Floor	6,087	565.5
<b>TOTAL</b>	<b>12,174</b>	<b>1,131.0</b>

<b>Fully accessible raised floors</b> 	<b>Suspended ceilings</b> 	<b>Air Conditioning</b> 	<b>Onsite parking</b> 	<b>Recessed lighting</b> 	<b>Kitchenette</b> 	<b>WC facilities</b> 
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# 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 277888 or [Planning services - Exeter City Council](#). Alternative uses within Use Class E may be possible, subject to your own enquiries with the Local Authority.

## Business Rates

From informal enquiries on the Valuation Office website we understand the property to have the following rateable value:

£115,000

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is C 71 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](#)

## AML

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

## Tenancies

None. Both the Ground and First floors are vacant.

## Purchase Price

The property is to be offered for sale at auction on 9<sup>th</sup> February via 24/7 Auctions. A link to the auction details is here: [Property Auctions | Cornwall, Devon & Somerset | 247 Property Auctions — 247PropertyAuctions](#)

The guide price is £1.73m exclusive of VAT.

## Quoting Lease Terms

The Vendor may consider letting the property, subject to agreement on lease terms. Prospective tenants should contact the marketing agents to discuss terms.

## Legal Costs

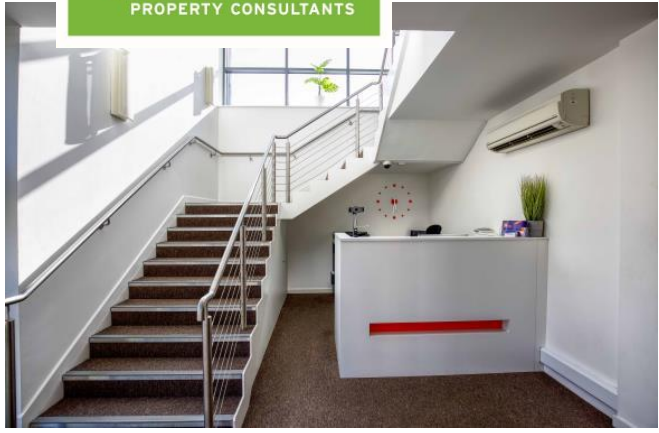
Each party is to be responsible for their own legal costs.

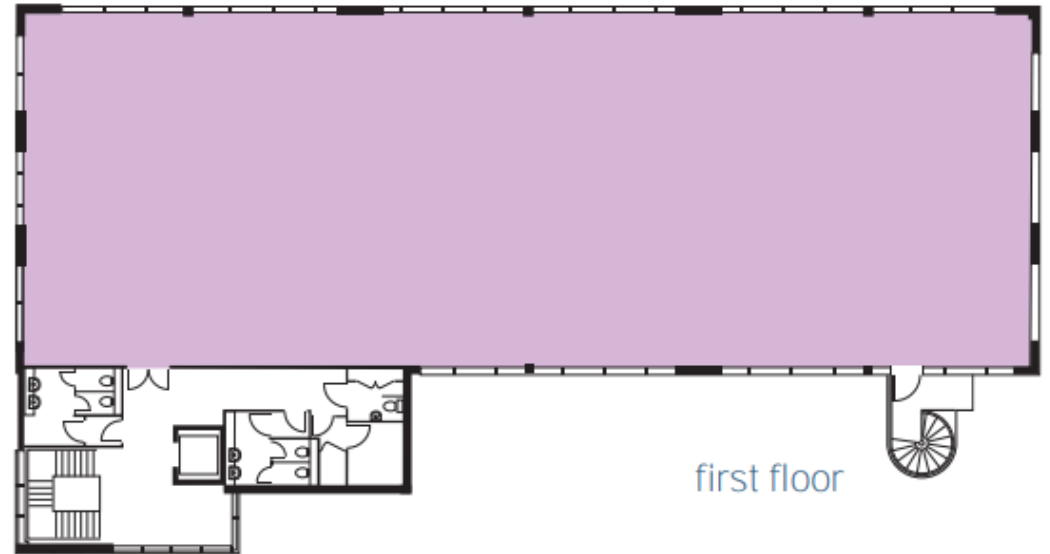
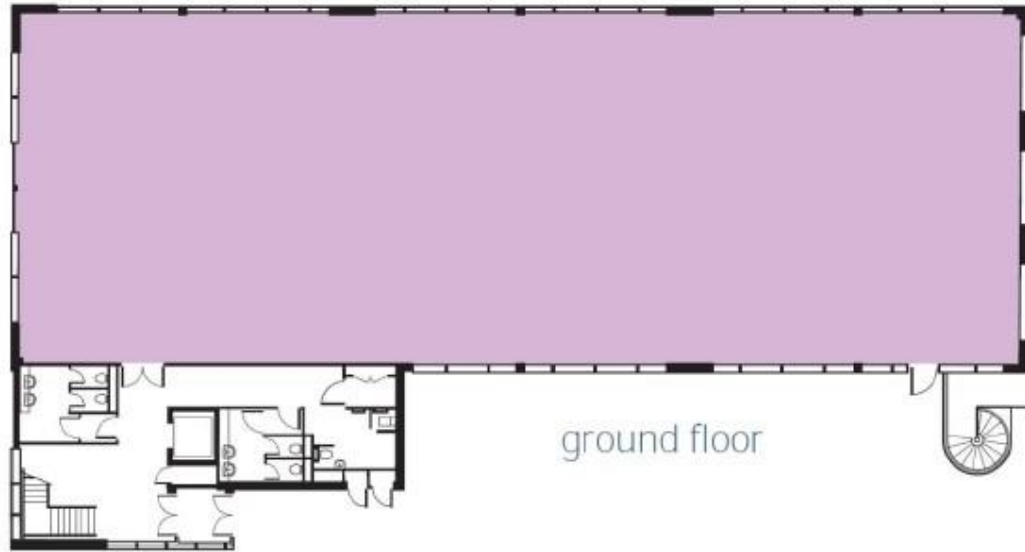
## VAT

Under the Finance Acts 1989 and 1997, VAT is applicable to the property. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

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# Viewing Arrangements

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



## Alder King Property Consultants

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**AK Ref:** WA/JS/98005

**Date:** January 2024

**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 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.