



TO LET

Compton House

Park Five, Exeter, EX2 7HU

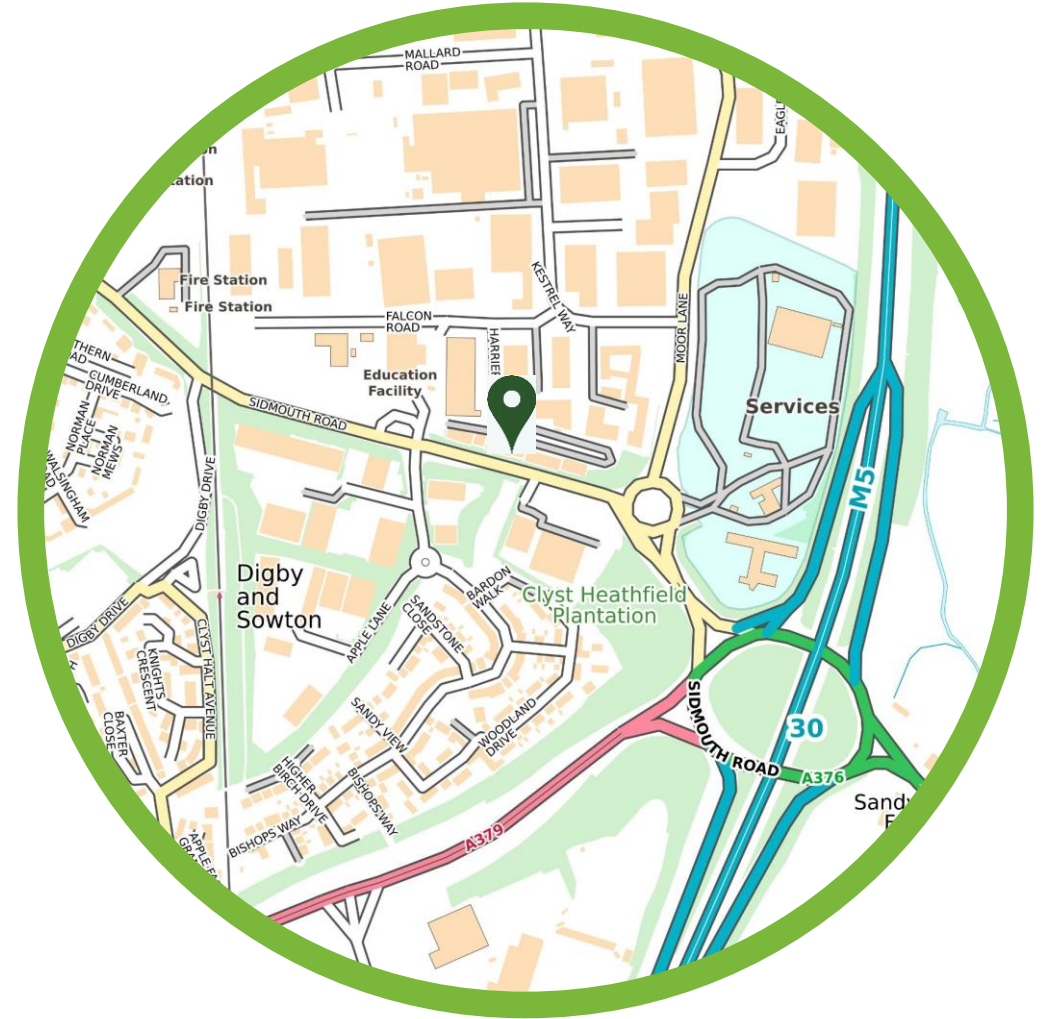
Second Floor Offices – 1,611 sq ft net approx



Location

The accommodation is superbly located at Junction 30 of the M5 and forms the Gateway to Exeter's City Centre (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 occupied by Smyths Toys, Snow & Rock and American Golf.



M5



0.5 miles northwest

**Exeter City
Centre**



3 miles

Plymouth



45.5 mile

Accommodation

Description

This modern office suite has an open plan layout together with a boardroom (measuring 4.64m x 3.55m), a small server room and a good sized kitchen / staff room. The property was comprehensively refurbished just over two years ago and has the following specification:

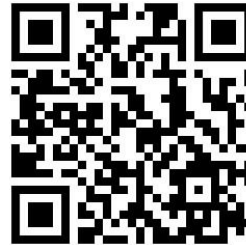
- Air-conditioning (both cooling and heating)
- Suspended ceiling with LED lighting
- Double glazed windows and blinds
- Excellent kitchen and staff room, extending to approximately 6m x 2.7m
- Perimeter trunking throughout the office
- Newly decorated and carpeted
- Spacious communal areas with WC facilities
- Eight person passenger lift to upper floors
- Block paved courtyard and landscaped parking areas

There is a variety of office furniture currently in the suite and available for a prospective new tenant including 16 desks / workstations, boardroom table & chairs and many full height storage and shelving units – further details are available from the Agents on request.

You can find a video on Park Five here:

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

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



Area	Sq ft	Sq m
TOTAL	1,611	149.67

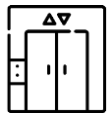
Car Parking

There are six parking spaces allocated with this suite.

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.

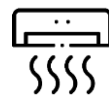
Passenger lift



Suspended ceilings



Air Conditioning



Onsite parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office, healthcare and other such uses within Class E, however any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 380088 or <https://exeter.gov.uk/planning-services/>

Business Rates

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.

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

Rateable Value:	£21,750
Rates Payable for 2023 / 2024:	£10,853.25

Energy Performance Certificate

The EPC Rating is C56 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 office is available on an assignment or sub-letting of the existing Full Repairing and Insuring lease which expires on 17th September 2023.

Alternatively, a new lease could be subject to agreement.

Quoting Rent

Year 1: £10,069 (plus VAT)

Years 2-5: £20,138 per annum (plus VAT) and fixed for the remainder of the lease.

Service Charge

These details are available from the Agents 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/purchasers 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

AK Ref: WA July 2023
Subject to Contract



Will Acock
01392 353094
07970 660376
wacock@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.