



TO LET

Arlington House

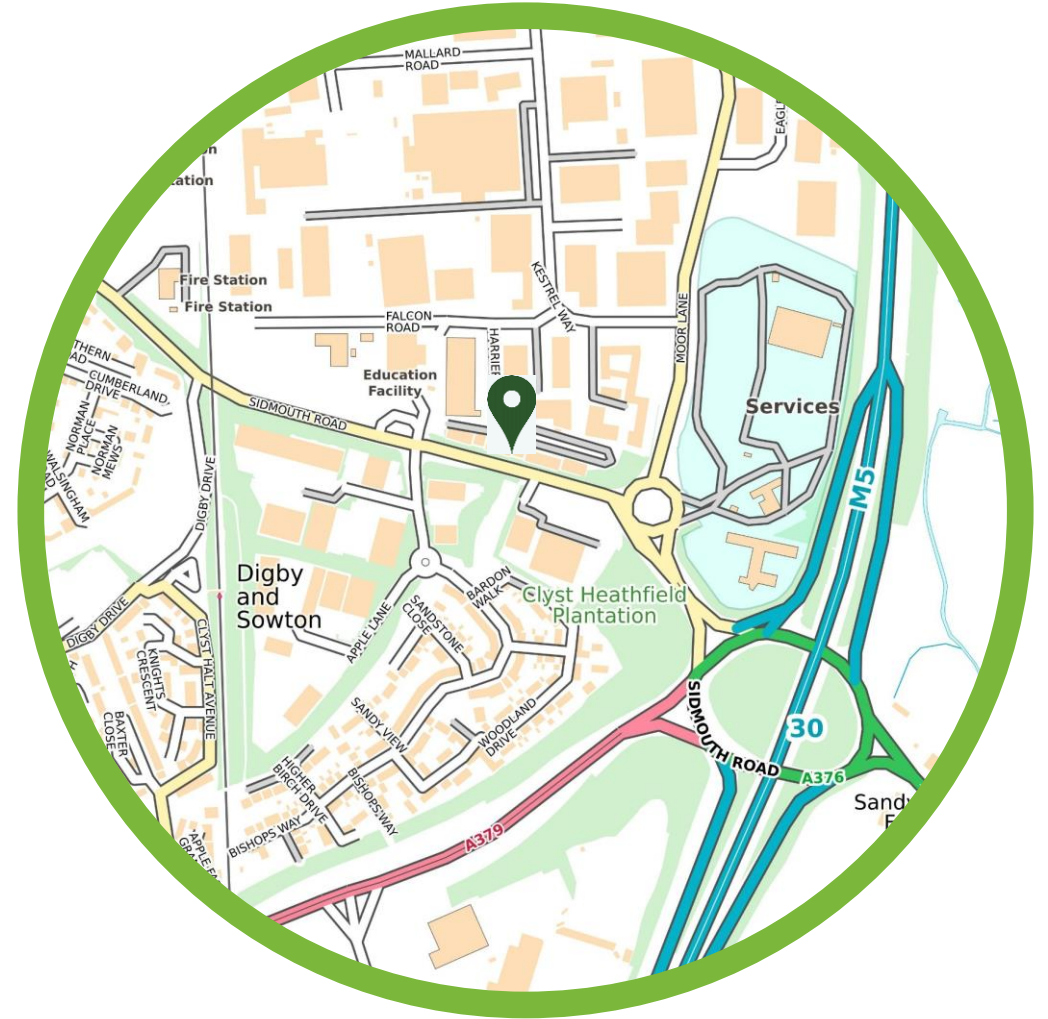
Park Five, Exeter, EX2 7HU

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 second floor office suite has just been refurbished and offers the following specification:

- Open plan office with kitchenette
- Double glazed windows with blinds
- Suspended ceiling with new LED lighting
- Newly decorated and carpeted
- Eight person passenger lift to upper floors
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block paved courtyard and landscaped parking areas

You can find a video on Park Five here

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

Car Parking

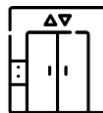
There are six parking spaces allocated with this suite.

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.

Area	Sq ft	Sq m
TOTAL	1,611	149.67

Passenger lift



Suspended ceilings



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:	£20,750
Rates Payable for 2023 / 2024:	£10,354.25

Energy Performance Certificate

The EPC Rating is C67 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 suite is available by way of a new contributory Full Repairing and Insuring lease on terms to be agreed.

Quoting Rent

Year 1: £10,068.75 per annum (plus VAT)

Years 2-5: £20,137.50 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/98241 July 2023
Subject to Contract



Will Acock
01392 353094
07970 660376
wacock@alderking.com

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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.