

TO LET

Powderham House

Park Five Business Centre, Exeter, EX2 7HU

Ground Floor + 1st Floor Offices – 1,616 – 3,237 sq. ft net approx. (150.17 – 300.72 sq. m).

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.

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

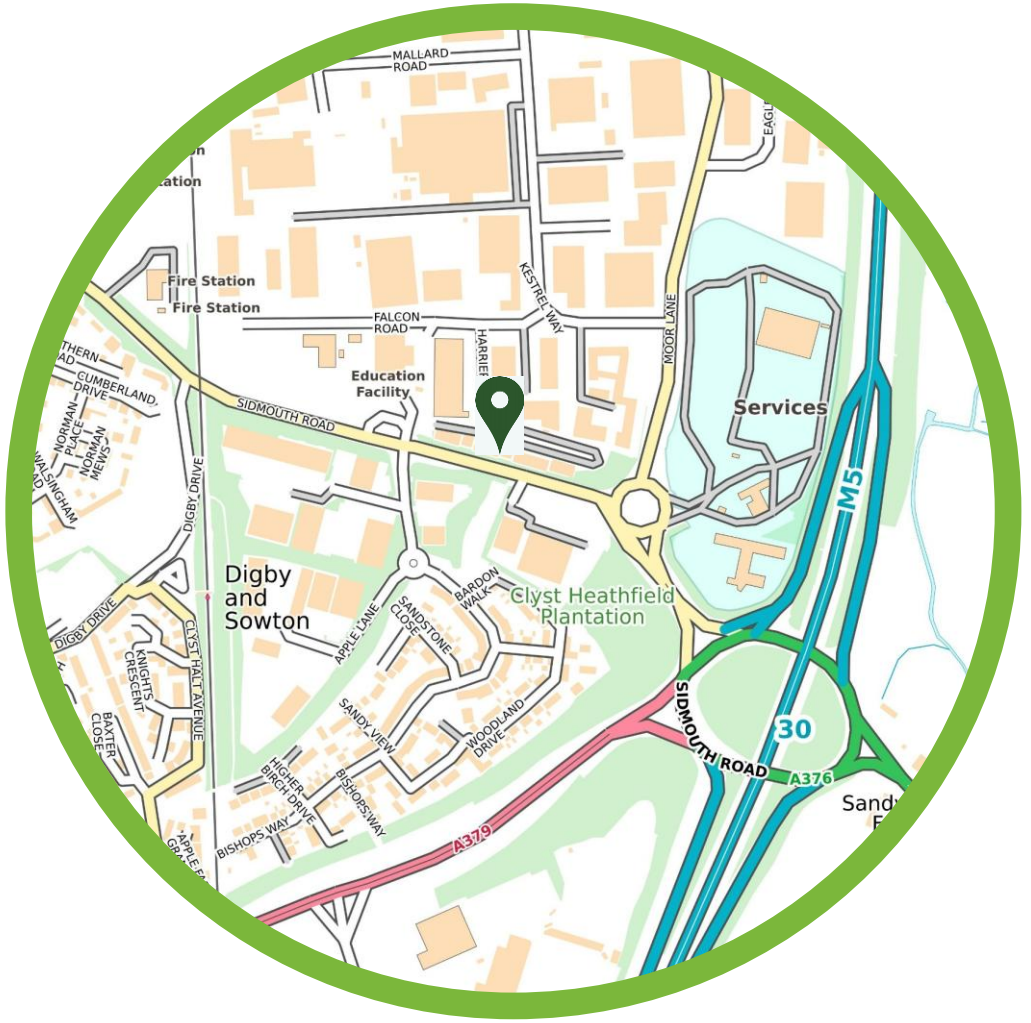
0.5 miles east

Exeter City Centre

3 miles

Plymouth

45.5 mile



Accommodation

Description
The modern office suites benefit from an open plan layout and kitchenette and have the following specification:

- Suspended ceiling with LED lighting
- Double glazed windows
- Spacious communal areas with WC facilities
- Eight-person passenger lift to upper floors
- Block paviour courtyard and landscaped parking areas
- Kitchenette / staff area
- Gas fired central heating

Car Parking
There are six parking spaces allocated to each office suite.

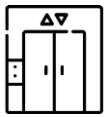
Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

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

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

Area	Sq. ft	Sq. m
Ground Floor	1,616	150.13
First Floor	1,621	150.59
TOTAL	**3,237**	**300.72**

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.
https://www.gov.uk/find-business-rates

Energy Performance Certificate
The EPC Rating is C72, 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 will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Lease Terms
The office is available by way of a new contributory Full Repairing and Insuring lease on terms to be agreed.

Quoting Rent
Ground Floor: Year 1: £10,100 per annum (plus VAT)
Year 2: £20,200 per annum (plus VAT)

First Floor: Year 1: £10,131 per annum (plus VAT)
Year 2: £20,262 per annum (plus VAT)

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.
We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing Arrangements

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

Bruton Knowles
17 Barnfield Road
Exeter
EX1 1RR

www.brutonknowles.co.uk

Mark Beskeen
Tel no: 01392 251 171
Mob no: 07966 266513
Email: mark.beskeen@brutonknowles.co.uk

Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

Danielle Sendra
Tel no: 01392 353 083
Mob no: 07827 481902
Email: dsendra@alderking.com

Stratton Creber Commercial
20 Southernhay West
Exeter,
EX1 1PR

www.strattoncrebercommercial.co.uk

Orla Kislingbury
Tel no: 01392 202 203
Email: orla@sccexeter.co.uk

AK Ref: DS/75632 **Date:** 10/2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

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 adv ce from a specialist source.

alder king

PROPERTY CONSULTANTS











