

**On the Instructions of Tiger Properties Limited**

# To Let

**Modern Air-Conditioned Out of Town Office Suite  
with Car Parking**



**Ground Floor, Bickleigh House,  
Park Five, Exeter, EX2 7HU**

**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.

The Park Five Business Park also lies opposite Sowton 30 / Trade City business units and Bishops Court Retail Park where the new Toys R Us, Snow & Rock and American Golf are now open.

**Description:**

This modern office development offers the occupier high quality accommodation within a “named” building.

This ground floor office suite has been completely refurbished and has the following specification:

- Double glazed tinted anti-glare windows
- Suspended ceiling with fluorescent recessed luminaries, and air conditioning
- Open plan layout with new carpet tiles throughout
- Eight person passenger lift to upper floors
- Gas-fired central heating
- Spacious communal areas with WC facilities
- Block paved courtyard and landscaped parking areas
- Toilet facilities including disabled WC
- Integral kitchen facility

**Accommodation:**

The suite extends to 1,598 square feet (148.53 square metres) in an open plan layout.

**Car Parking:**

There are five car parking spaces allocated with this accommodation.

**Terms:**

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

**Rent:**

£17,750 per annum exclusive (plus VAT).

**Service Charge:**

These details are available from the Agents on request.

**Business Rates:**

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

Rateable Value:	£19,250
Rates Payable for 2011 / 2012:	£8,335

**References:**

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

**Legal Costs:**

Each party to bear their own legal costs incurred with the transaction.

**Energy Performance Certificate (EPC):**

An EPC has been requested for this property and further details are available on request.

**Viewing:**

For further information or to view the premises, please contact either of the joint sole agents or visit the Park Five website [www.park5.co.uk](http://www.park5.co.uk)

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**Location Plans – Park Five, Exeter**

