



# To let

## Sowton Business & Technology Centre Bittern Road, Exeter, Devon, EX2 7FW

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

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Serviced office suites in established business centre

Just off Junction 29 of the M5, next to park & ride

Various furnished office units from 90 sq.ft (8.4 sq.m)

Allocated parking spaces and hourly rent of meeting rooms  
available

Immediate flexible broadband service

Fully-inclusive rents

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The business centre is located on Bittern Road on the Sowton Estate, situated between Junctions 29 and 30 of the M5 motorway, approximately 3 miles east of Exeter city centre. The Sowton Estate benefits from direct access to the M5 Motorway, and Junction 29 also provides dual carriageway access to Honiton and beyond along the A30 trunk road.

Park & Ride bus services, as well as buses to locations beyond the city, stop around 150 metres from the business centre.

## Description

Sowton Business & Technology Centre is a modern, 2-storey office building in a cluster of similar offices. It offers fully-furnished office units of various sizes on two floors, with a manned reception, spacious communal kitchens and WCs and lift access to the 1st floor.

Principal features of the offices include:-

- Air conditioning to all units
- Suspended ceilings with recessed LG7 lighting
- Ample data and power sockets via raised access flooring
- Fully furnished including digital handsets
- Central heating

The business centre also offers:-

- 24/7 building security systems monitored in real time, including fire alarms and motion sensors
- Modern conference facilities, available to hire on an hourly or daily basis
- Allocated parking by separate agreement

## Accommodation

Serviced office units from as little as 90 sq.ft / 8.4 sq.m (1-desk office) are available. Up to 6,084 sq.ft requirements can be accommodated.

## Terms

Office suites are available for a minimum term of 3 months, subject to Landlord's discretion. Tenants are required to provide 2 months' notice to terminate.

The office suites are charged on a 'per desk' basis. Suites with windows are charged at £199 per desk per month, while internal units are charged at £175 per desk per month.

**Incentives:** Tenants signing 12-month contracts receive 2 months rent-free, while tenants signing 18-month contracts receive 3 months rent-free

Rents are inclusive of cleaning, utilities and business rates, plus several hours' free use of the meeting rooms each month. Rents do not include phone line rental (£11.50 per line per month) and optional broadband bandwidth upgrades.

Terms of contract are available on request.

## Broadband

All occupiers have access to broadband services up to 10Mb with fully maintained firewall. Optional upgrades are available.

## VAT

VAT is payable on the rents.

## Energy Performance Certificate

The building is assessed in band B.

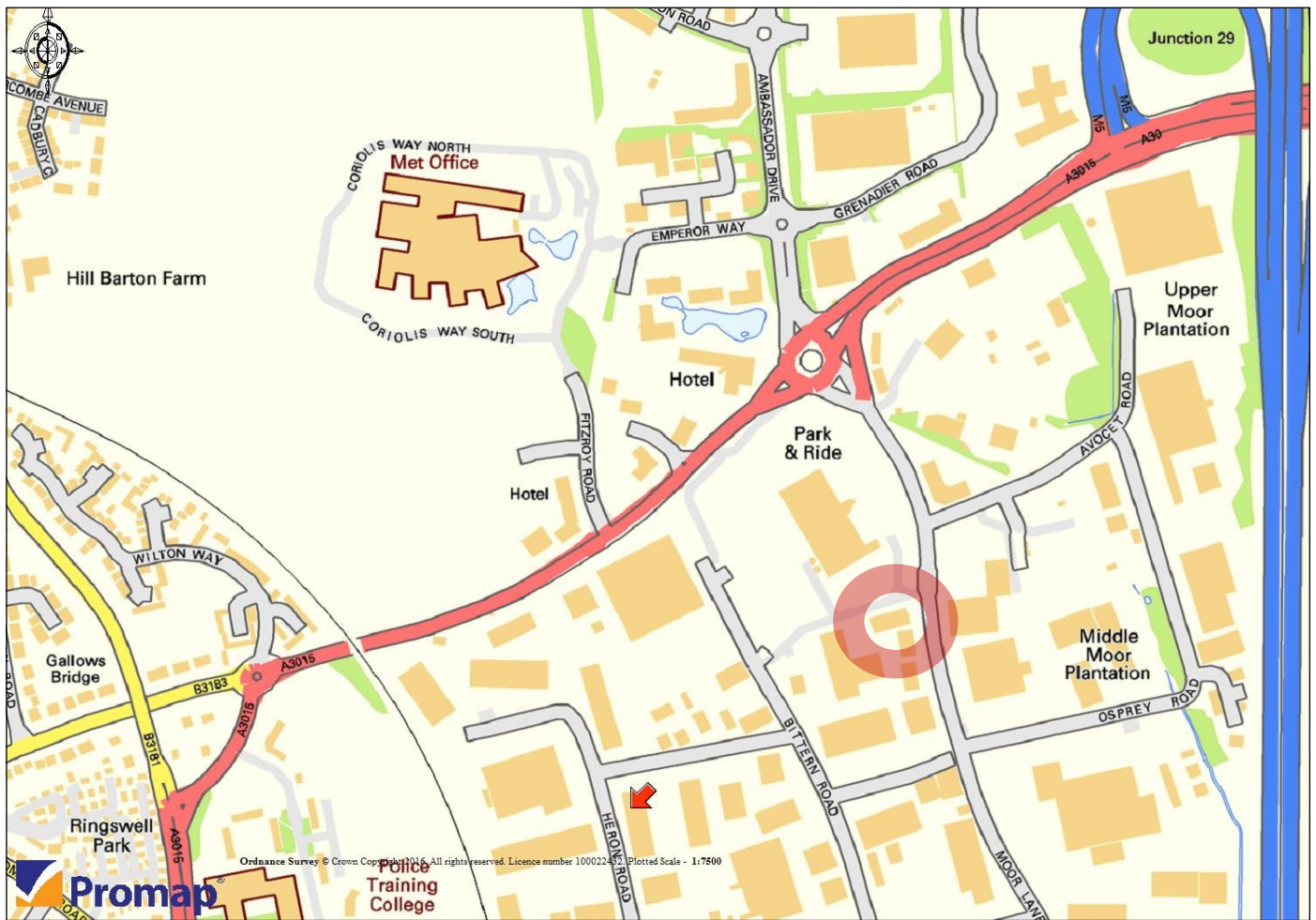
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)





### Exeter Office

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