



CAPITAL COURT  
EXETER

stratton  
creber  
commercial

property consultants



## Building 2, Capital Court, Bittern Road, Sowton Estate, Exeter, Devon, EX2 7FW

### To let

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Ground floor suite in modern business park office building

6,087 sq.ft (565.5 sq.m); additional space available up to circa  
15,951 sq.ft (1,482 sq.m)

With 18 car parking spaces (more if additional space taken)

Excellent road links and public transport connectivity

Fibre optic lines installed (1gb capacity)

To let: Rent on application

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



## Location

Capital Court is situated on the eastern edge of the city of Exeter, just off Junction 29 of the M5 motorway (Exeter North). It offers unrivalled access to the M5 and the regional trunk road network, as well as public transport access to the city centre, around 3 miles away, via the Park & Ride service which runs from a terminus which is 200 metres from Capital Court. The Sowton Estate is also served by the Digby & Sowton railway station which offers connections to destinations in Exeter and East Devon.

## Description

Capital Court is an office campus comprising four detached offices, and was developed in 2008. Occupiers include Devon County Council, Royal College of Nursing, Taylor Wimpey and The Care Quality Commission.

Building 2 currently operates as a business centre, and the ground floor suite is offered as a whole. The suite has shared access via a spacious entrance lobby, and is otherwise self-contained with its own kitchen and WC facilities including disabled.

The suite is currently extensively partitioned to form offices of varying sizes accessed via an internal corridor, but all internal walls are capable of being removed to return the offices to a fully open-plan layout. See floor plans overleaf.

Features of the offices include:

- Suspended ceilings with recessed lighting;
- 150mm raised flooring with ample power and data cabling via recessed floor boxes;
- VRV air conditioning to all areas, providing both heating and comfort cooling.

## Accommodation

The suite has a Net Internal Area of 6,087 sq.ft (565.47 sq.m).

Additional space may also be available, providing a range of options up to a total of 15,951 sq.ft (1,482 sq.m).

## Car parking

The suite has 18 allocated spaces, including disabled bay. If additional office space is taken, further parking is available at the same ratio of parking:office space.

## Lease Terms

The suite is offered by way of a new lease on contributory full repairing and insuring terms (a service charge applies in respect of items such as external maintenance and estate management - details on request). Rent on application, and other terms by negotiation.

## Broadband connectivity

A report on the broadband options available at this address, and the relative speeds they may offer, is available on request.

The building has an existing fibre optic connection provided by South West Communications, which offers a 1gb capacity. Alternatively, tenants may install their own fibre connection.

## Business Rates

The suite is not currently independently assessed for business rates. You are advised to contact the Business Rates Department of Exeter City Council for further information: 01392 277888.

## VAT

VAT is applicable to the rent and service charge.

## Services/utilities

Mains water/drainage, gas and electric are connected. A 49 kW solar array on the roof will provide the tenant with energy savings, and the current electricity tariff is locked into a fixed rate of 17p/kWh until 31/10/2023.

## Energy Performance Certificate

Assessed in band C. EPC available on request.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

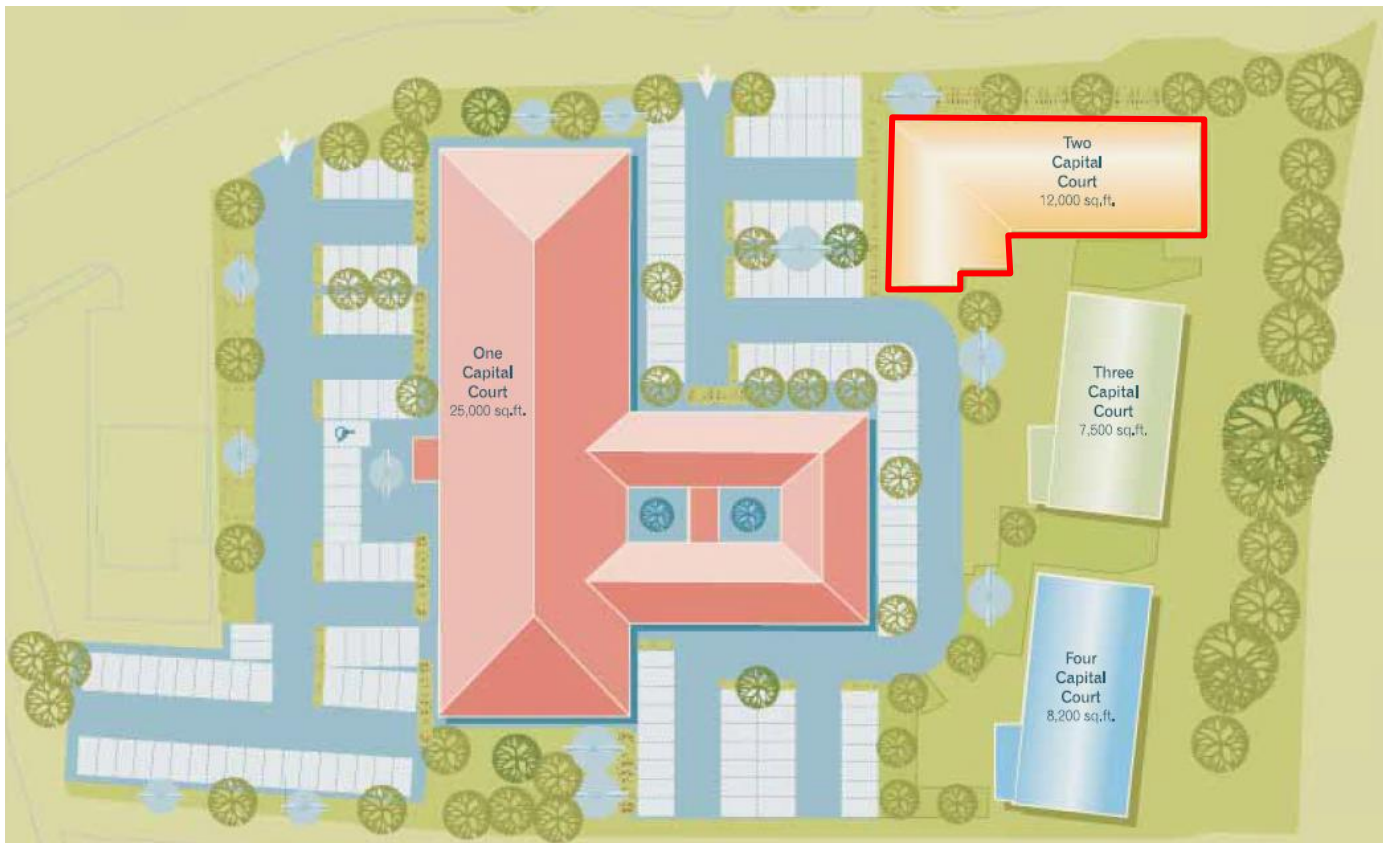
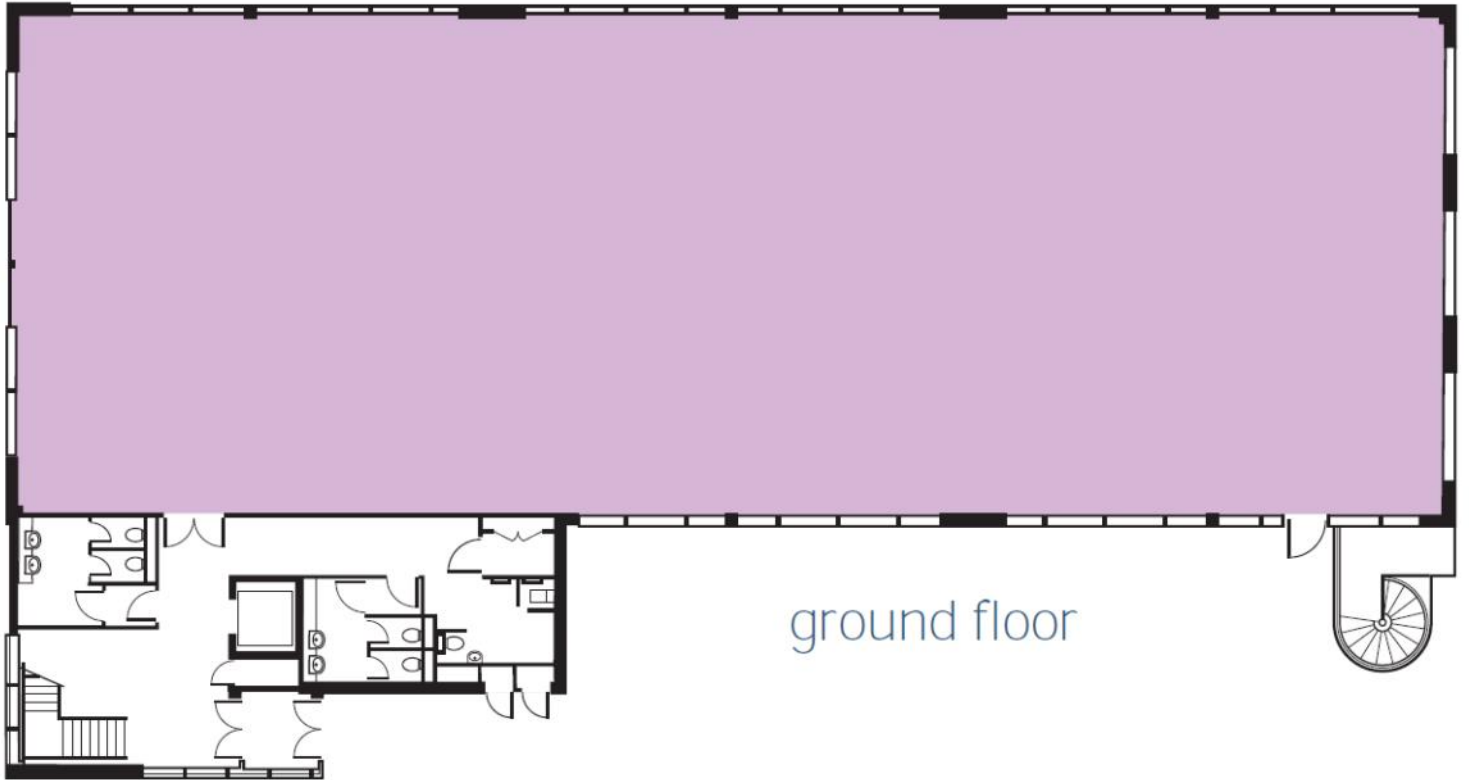
## Viewing & Further information

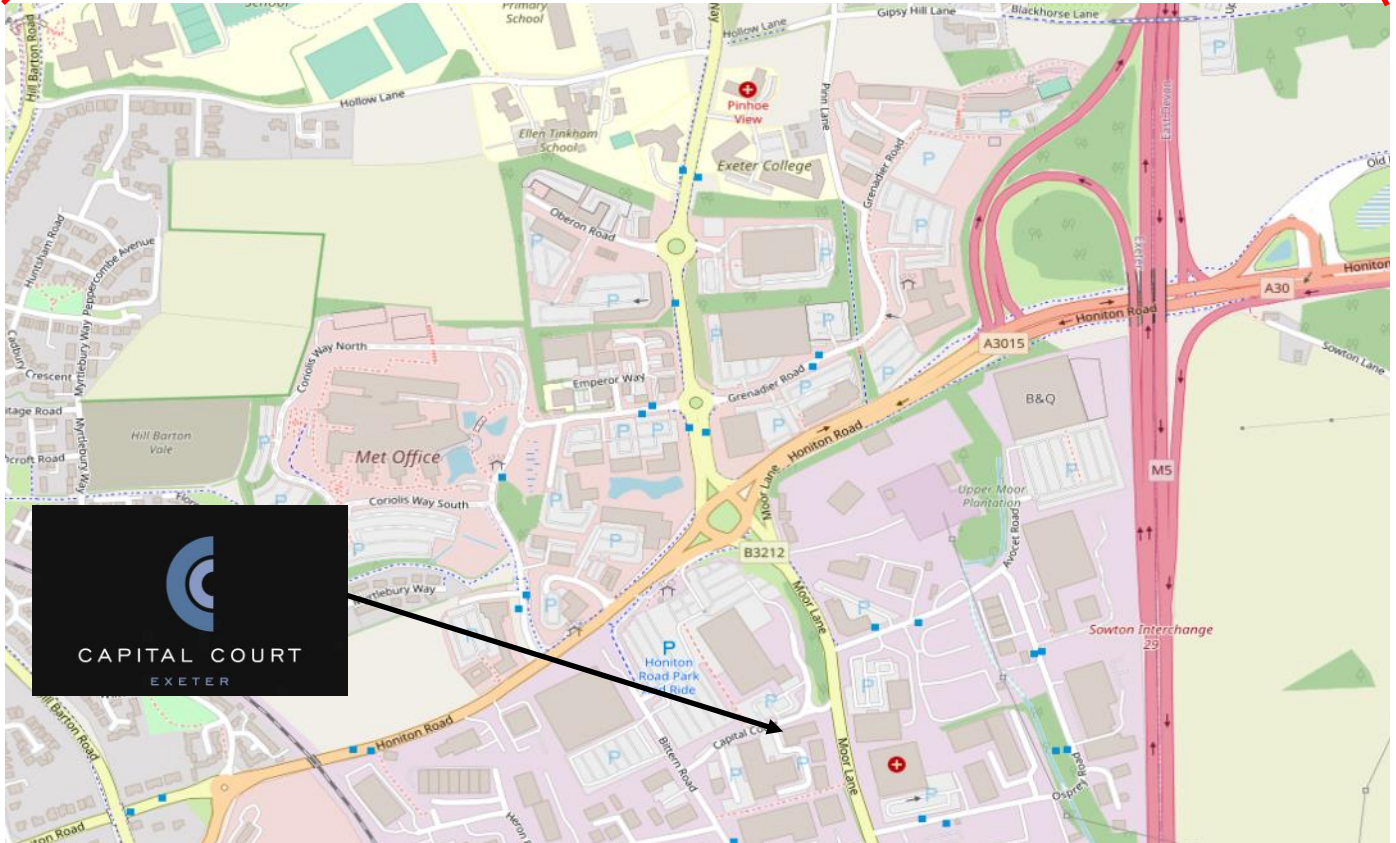
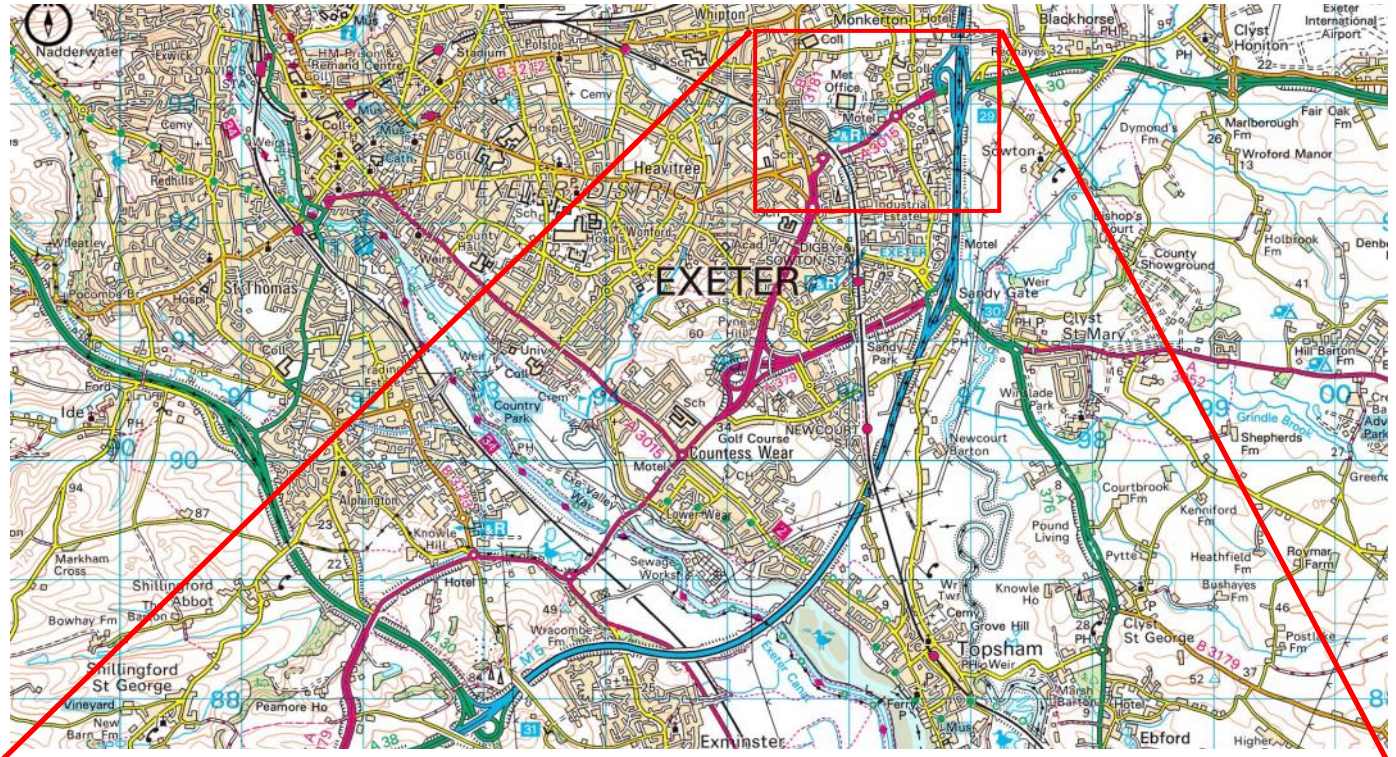
Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling  
Tel: (01392) 202203  
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