



Building 3, Capital Court | Bittern Road | Sowton Estate | Exeter | Devon | EX2 7FW

Modern two storey office building | Total: 7,572 sq ft (703.51 sq m) | Total: 23 car parking spaces |

Freehold for sale | Guide price: £1.25m

strattoncrebercommercial.co.uk

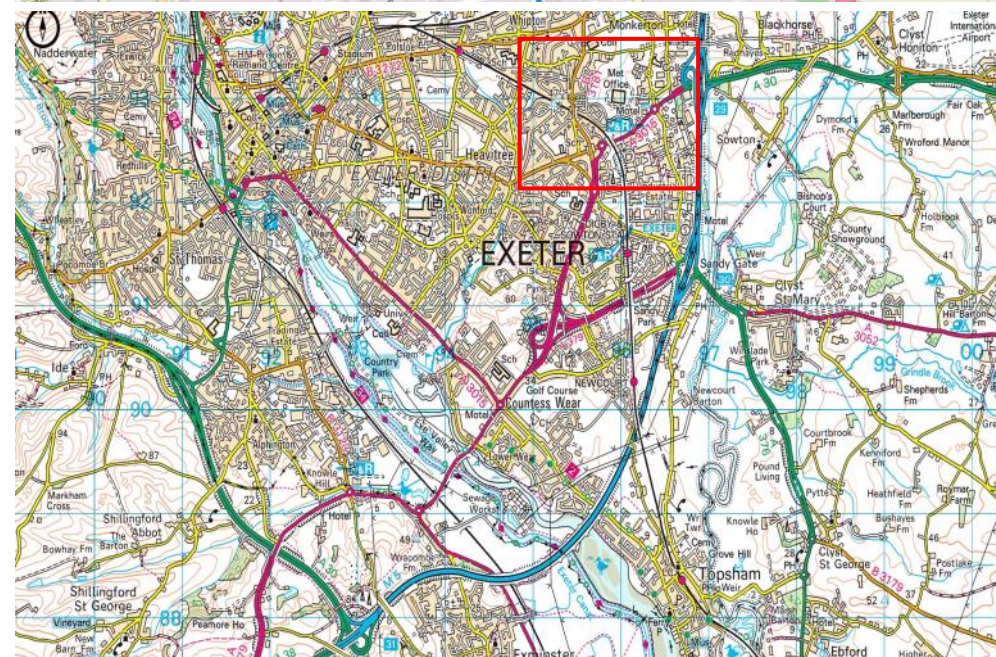
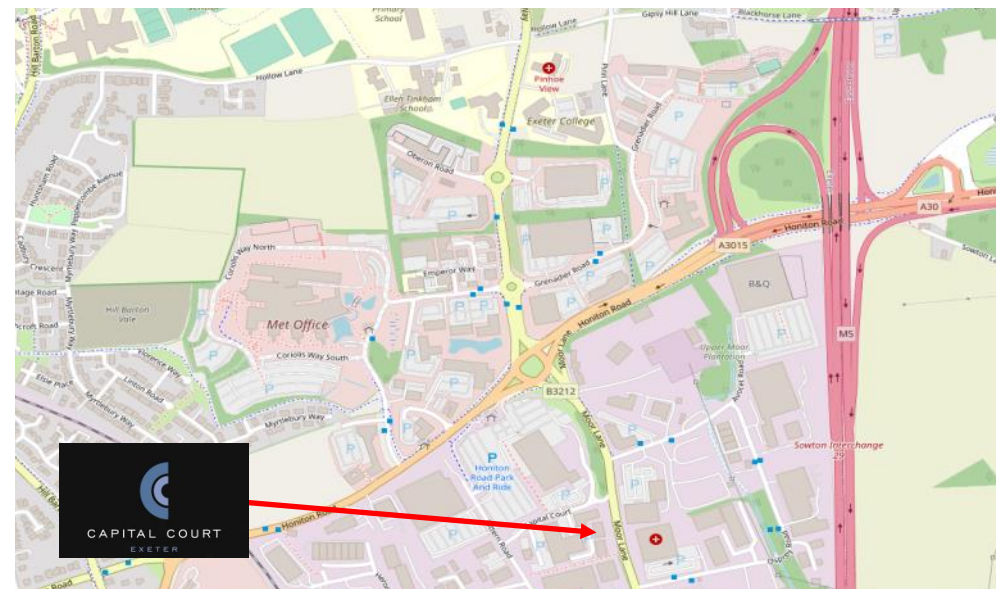


INVESTMENT SUMMARY

- Modern two storey office building.
- Ground floor: 3,778 sq ft.
- First floor: 3,794 sq ft.
- 23 car parking spaces.
- Excellent road links and public transport connectivity.
- Fibre optic lines installed (1gb capacity).
- Freehold for sale.



LOCATION PLANS



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

The property comprises a two storey detached modern office building with self-contained ground and first floor office space. The building is of steel framed construction with a combination of insulated aluminium panel and brickwork elevations. The windows are doubled glazed with powder coated aluminium frames and an attractive curved aluminium roof providing a low maintenance office building.

The ground floor is accessed via a covered entrance with double doors leading to the open plan office. The office accommodation is primarily open plan together with some part glazed demountable partitioning providing individual offices, meeting rooms and a staff room. There are 3 separate w/cs (1 male, 1 female and 1 disabled), a shower room and a kitchen. The Unit has Grade A specification including raised roofs, suspended ceilings, recessed LG7 lighting.

The first floor is accessed via a separate covered entrance leading to a foyer where there is lift access to the first floor together with a staircase.

The first floor offices are mainly open plan with some part glazed demountable partitioning providing a kitchen area, individual offices, and a meeting room. On the landing area there are 4 w/c's (1 male, 2 female and 1 disabled). The unit is also of Grade A specification including raised floors, suspended ceiling, recessed LG7 lighting and air conditioning. Externally there are 23 allocated tarmac surfaced car parking spaces currently designated 11 for the ground floor and 12 for the first floor. The building is surrounded by a paved area with cycle racks and a grassed area.

ACCOMMODATION

The property comprises the following net internal floor areas:

Floor	Sq.ft	Sq.m
Ground floor	3,778	351.00
First floor	3,794	352.51
Total:	7,572	703.51

CAR PARKING

There are 23 car parking spaces, 11 of which are allocated to the ground floor and 12 to the first floor.

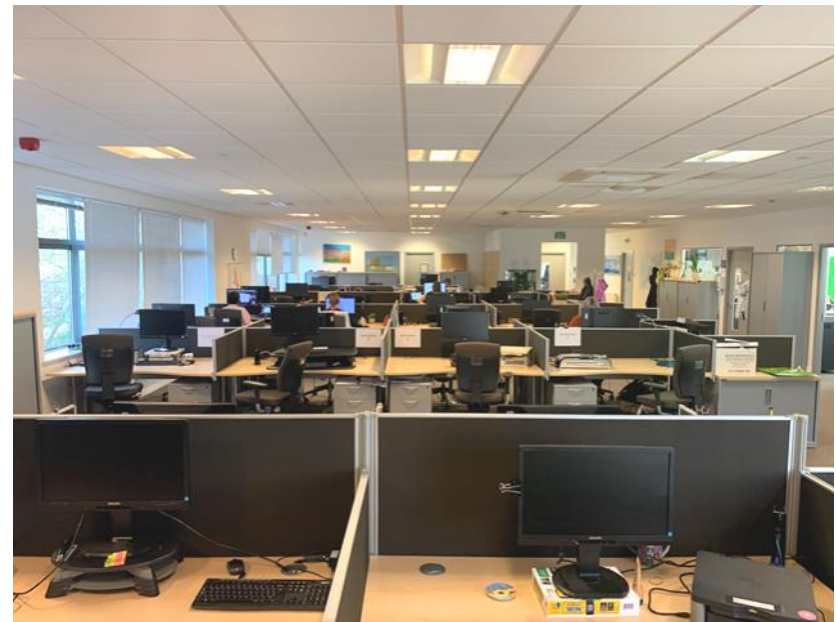
SITE PLAN



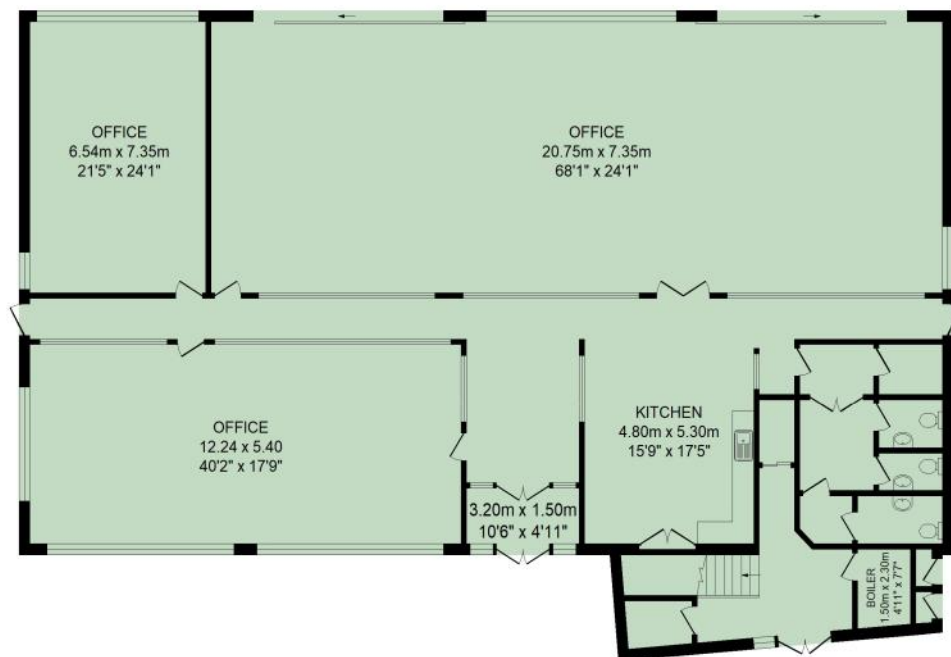
GROUND FLOOR



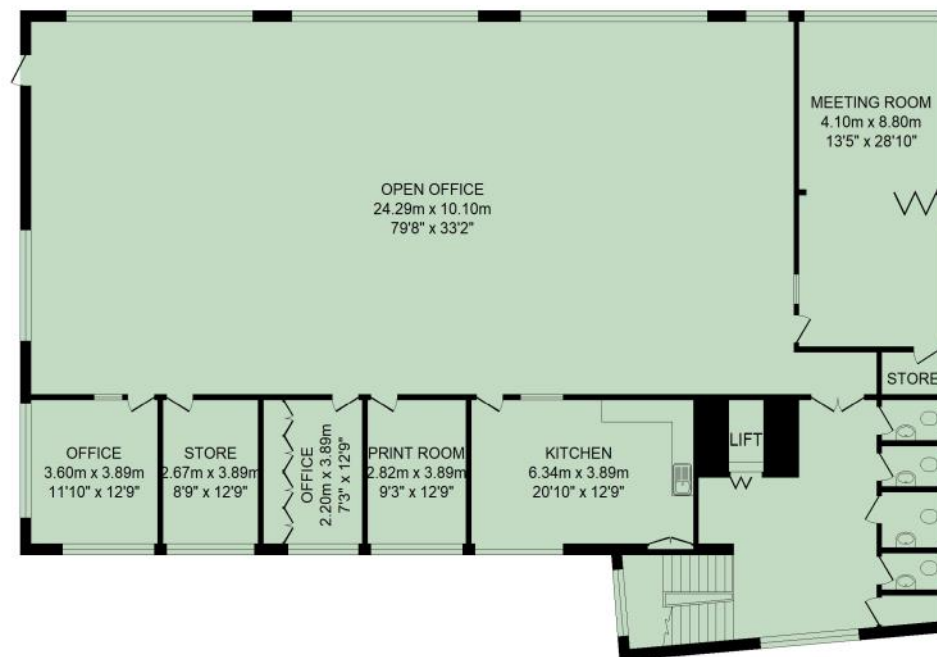
FIRST FLOOR



FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 388.3 SQ.M.
(4180 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 388.9 SQ.M.
(4186 SQ.FT.)

Building 3, Capital Court, Bittern Road, Sowton Estate, Exeter, Devon, EX2 7FW

Approximate internal area 777.2 Sq.M. - (8366 Sq.ft.)

For identification only - Not to scale.

BUSINESS RATES

Ground floor

Rateable value: £37,250.00
Rates payable 2023/24 before any Transitional Relief: £18,587.75

First floor

Rateable value: £39,500.00
Rates payable 2023/24 before any Transitional Relief: £19,710.50

Interested parties are advised to make their own enquiries through the Business Rates Department of Exeter City Council. For further information contact: 01392 277888.

ENERGY PERFORMANCE CERTIFICATE

Available from the selling agents upon request.

GUIDE PRICE

£1,250,000.

VAT

VAT is applicable to the purchase price.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint agents:

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

Contact: Damian Cook MRICS / Jonathan Ling BSc Hons MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk / jonathan@sccexeter.co.uk

OR

Alder King | Endeavour House | Pynes Hill | Exeter | EX2 5WH

Contact: Will Acock
Tel: (01392) 353094
Email: wacock@alderking.com



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