

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

From £6,000 pax

Fortescue Court, Thorverton, Exeter, Devon, EX5 5JN

310 - 335 Sq Ft  
(28.80 - 31.10 Sq M)

## Summary

- Stunning location with far-reaching countryside views
- Within a 10 minute drive from Exeter
- High quality development retaining many original features
- Breakout area / recreational space
- Generous on-site parking provision
- Possibility to combine offices
- Rural office location

## Location:

Fortescue Court's office suites offer a unique blend of tranquility and accessibility, nestled in a scenic rural setting near the charming village of Brampford Speke. While surrounded by the beauty of the countryside, these premises are conveniently located just 2.5 miles from the A377, allowing for easy access to major road networks. Exeter is only a short 10-minute drive away.

## Description:

The office suites offers a stunning location with far-reaching views of the picturesque countryside, all within a convenient 10-minute drive from Exeter. The high-quality development retains many original features, adding a touch of character to the space.

Ideal for both productivity and relaxation, the property includes a breakout area/recreational space where you can take a break or collaborate creatively. With generous on-site parking provision, accessibility is a breeze for both employees and visitors.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
<b>Office 7</b>	28.80	310
<b>Office 8</b>	31.10	335

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Office 7: C (67)  
Office 8: C (66)

## Planning:

The property benefits from B1 use.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for office 7 is £4,500, therefore making the approximate Rates Payable £1,944 per annum for 2026/27.

The current Rateable Value for office 8 is £4,950, therefore making the approximate Rates Payable £2,138.40 per annum for 2026/27.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Rent:

<b>Office 7</b>	£6,000 pax
<b>Office 8</b>	£6,000 pax

Possibility to combine the offices rent subject to negotiation.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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## Office 8



## Office 7

