



Abbey Court

EAGLE WAY, EXETER EX2 7HF

1st Floor Office Suite
of **2,870 sq ft** with
9 car parking space
available on a new lease
direct from the Landlord

Modern, refurbished
office space available close to
junction 29 & 30 of the M5 Motorway





Exeter is the administrative centre for Devon and the commercial hub for much of the south west peninsula, located approximately 75 miles south west of Bristol and 40 miles north east of Plymouth.



Abbey Court is set in an attractive landscaped courtyard development of eight high quality office units with on site car parking. The campus is located approximately half a mile from J30 of the M5 motorway and 3 miles from Exeter City Centre. Exeter St David's intercity railway station provides a regular service to and from London Paddington with Exeter's regional airport only a short distance away providing direct services to domestic and international destinations and connections.




Abbey Court
EX2 7HF



J29

M5

J30

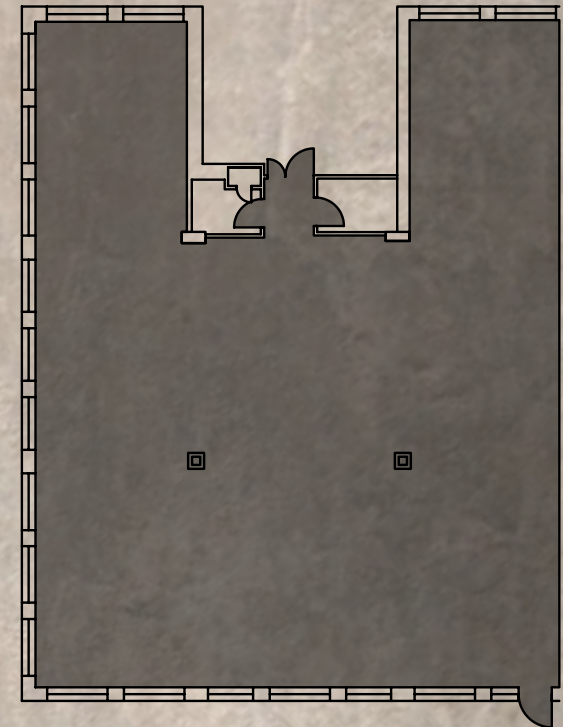


SPECIFICATION

Unit 8 Abbey Court is a self contained modern office building. The available first floor office suite benefits from the following specification:

- Air conditioning
- Raised access floors with full busbar system and perforated metal tiles with a floor void height ofmm
- Suspended ceilings incorporating recessed LED lighting to..... standard
- 9 demised car parking spaces providing a ratio of 1:319 sqft.

In the heart of the commercial hub of Exeter and the South West



ACCOMMODATION

We have measured the floor in accordance with the RICS Code of Measuring Practice (sixth edition) and can confirm the following areas:

Floor Areas	Sq M	Sq Ft
1st Floor Suite:	266.67	2,870



TENURE

The suite is available by way of a new full repairing and insuring lease directly from the Landlord.

RENT

Upon applicable.

SERVICE CHARGE

A service charge will be applicable, further information available upon request.

EPC C-74

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

For further information or to make an appointment to view the suite, please contact joint agents:



CHRISTOPHER MEREDITH
+44 (0) 117 910 2216
cmeredith@savills.com

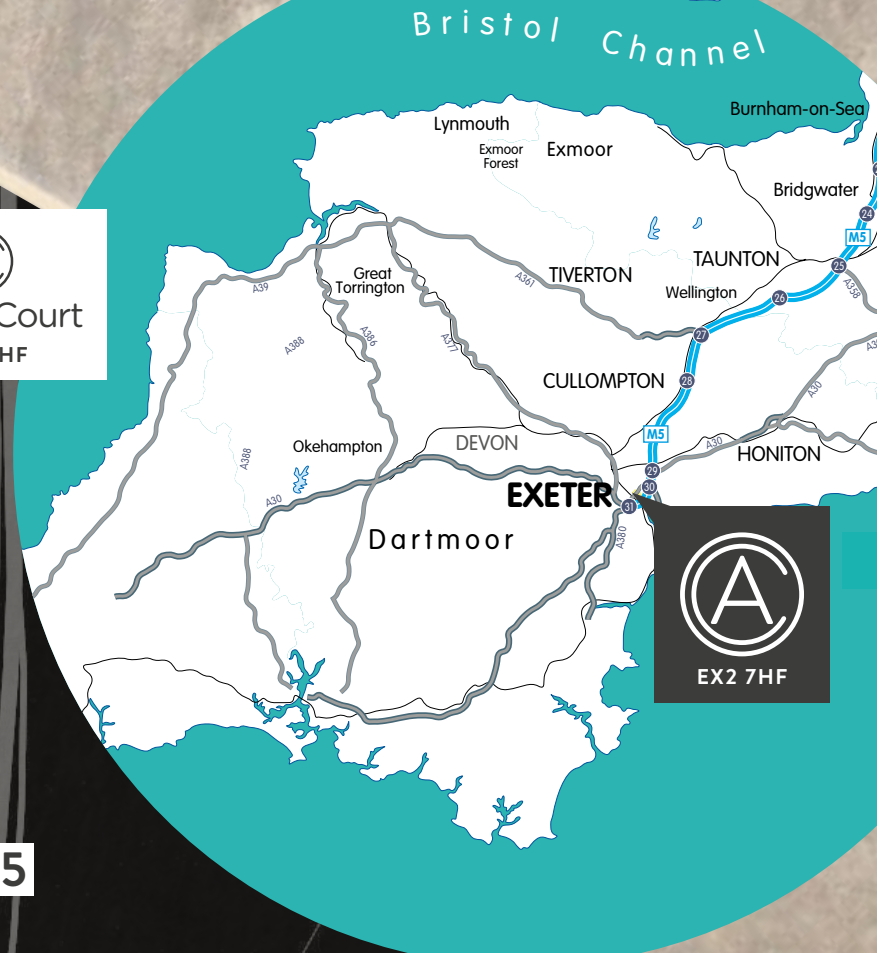
HARRY ALLEN
+44 (0) 117 910 2356
hralen@savills.com



HUGO TILLOTSON
+44 (0) 1392 477433
hugo@maze.uk.com




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September 2017. Design: www.qubedesign.com