



GROUND FLOOR REFURBISHED OFFICES TO LET

1,500 – 6,584 sq ft

*“ Modern Purpose
built 2 storey office
building with
generous car
parking provision ”*

Lancaster House – Exeter International Office Park



PROPERTY SUMMARY

- ◆ Located on an established Out – of – Town Business Park
- ◆ Close proximity to M5 / A30 and next to Exeter International Airport
- ◆ Modern purpose- built 2 storey office building recently refurbished
- ◆ 84 car parking spaces

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EXETER

Exeter is an historic cathedral city in Devon located in the South West of England. The city has a population of approximately 119,600, a travel to work area with a population of over 280,000 and a shopping catchment of over 750,000 boosted further by tourism and students.

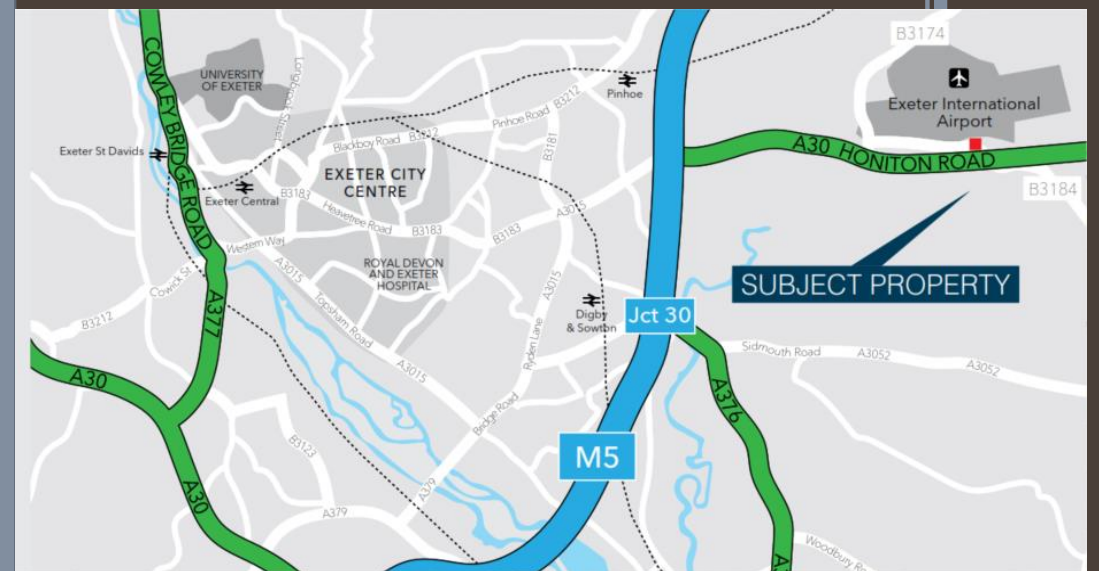
Exeter is the commercial capital of Devon and the principle economy west of Bristol. The city has a strong industry and services sectors with the Met Office, Exeter University and Devon County Council being three of the largest employers.

SITUATION

The development is located immediately adjacent to Exeter Airport and the Exeter Airport Business Park, situated just off the A30, five miles east of the Cathedral City of Exeter and one and a half miles from Junction 29 of the M5 motorway.

The Park has good access routes being alongside the A30 that links into junction 29 of the M5 motorway, the A30 west towards Cornwall and the A303 east towards London via the M3.

Adjoining Unit 1 is Wain Homes new Regional Headquarters.



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SPECIFICATION

Lancaster House benefits from the following specification:

- ◆ Double glazed powder coated aluminium windows
- ◆ Suspended ceilings with LED lighting
- ◆ Shower on first floor
- ◆ Air-conditioning
- ◆ Carpeted raised floors
- ◆ Gas fired central heating
- ◆ Passenger lift
- ◆ Separate male / female WCs on each floor
- ◆ 84 car spaces (a ratio of 1:157 sq ft)

ACCOMMODATION

Ground Floor	Size (sq ft)
Suite 1	1,500
Suite 2	5,084
Total	6,584
Car Spaces	42



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SERVICE CHARGE

A service charge is levied for the building and management of the estate and for 2018 / 2019 equates to £6.31 psf

EPC

The building has a EPC of D78. This will be reassessed following refurbishment

LEGAL COSTS

Each party to bear its own legal costs in this transaction

VAT

VAT is payable on the rent and certain elements of the service charge



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TERMS

The ground floor is available to let as a whole or in two individual self-contained suites on contributory full repairing and insuring terms.



FURTHER INFORMATION

For further information, please contact the joint agents



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