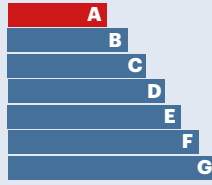




**Available now**



**EPC A Grade**



**1km to A30, 3km to M5**



# Lancaster House

Newly refurbished high specification modern offices in a very accessible location with exceptional car parking provision.

**6,598 sq ft (612.97 sq m)**  
**41 allocated car parking spaces**

**1st Floor**  
**Lancaster House**  
**Exeter International**  
**Office Park**  
**EX5 2HL**

STAUNTON PROPERTY



# WHY LANCASTER HOUSE?

Lancaster House is a newly refurbished, purpose built office building with exceptional car parking provision. It provides accessible and adaptable Grade A office accommodation.

The property is located close to Exeter Airport and the wider Exeter Airport Business Park, which is one of the city's established out of town commercial areas. It is located 1km from the A30, 3km from the M5 (Jcn 29) and less than 5 miles from the city centre.

Nearby occupiers include a range of professional and medical users including JMC Aviation, JRC Consulting Engineers, Sparex, SpaMedica, Symbios and Wain Homes, as well as Exeter College.

The office accommodation is arranged over two floors, with the first floor providing Grade A open plan accommodation, a kitchenette, male and female WC's and shower facilities.

## Features:

- Good natural light and floor-to-ceiling height
- Highly energy efficient resulting in lower energy costs
- New AC & Fresh Air MVHR System
- New insulated metal-tile suspended ceiling
- New LED Light fittings
- Double glazing
- New Milliken premium carpeting
- Kitchen with dishwasher
- Fully refurbished common parts with new LED lighting and low energy Wifi controlled heaters
- Fully refurbished male, female and DDA compliant WC
- Fully refurbished shower facilities
- Passenger lift
- Canopied office entrance
- Secure premises with vehicle barrier entry control
- Exceptional car parking provision







## Schedule of Areas

Floor	Sq Ft	Sq M
First floor	6,598	612.97
<b>Total</b>	<b>6,598</b>	<b>612.97</b>

All measurements are based upon net internal areas.

## Availability & Terms

The offices are available to lease direct from the Landlord on a contributory FRI lease with service charge, on terms to be agreed.

For further information please contact the joint marketing agents.

## EPC

Grade A (16A).

## Rateable Value

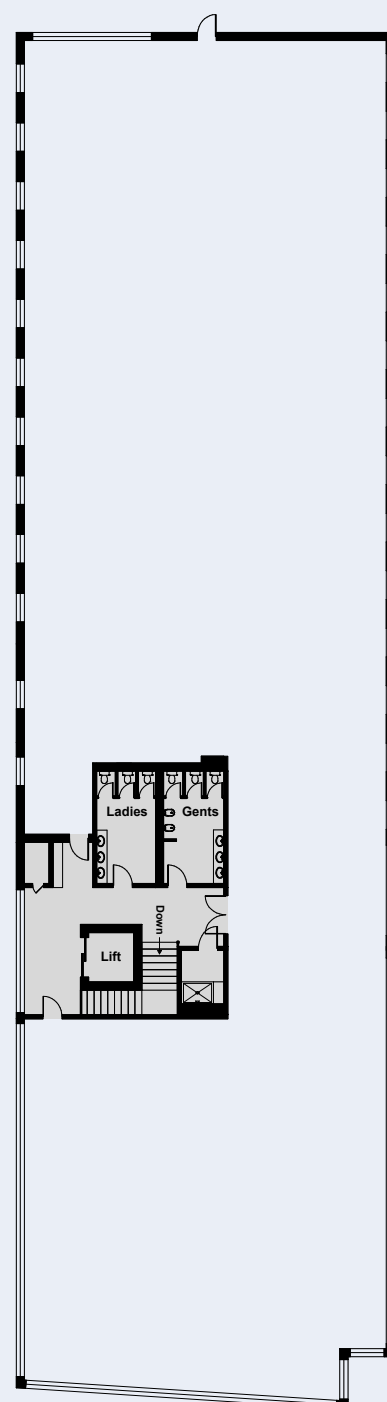
We are informed by the Valuation Office that the rateable value for the 1st floor is £96,500.

## AML

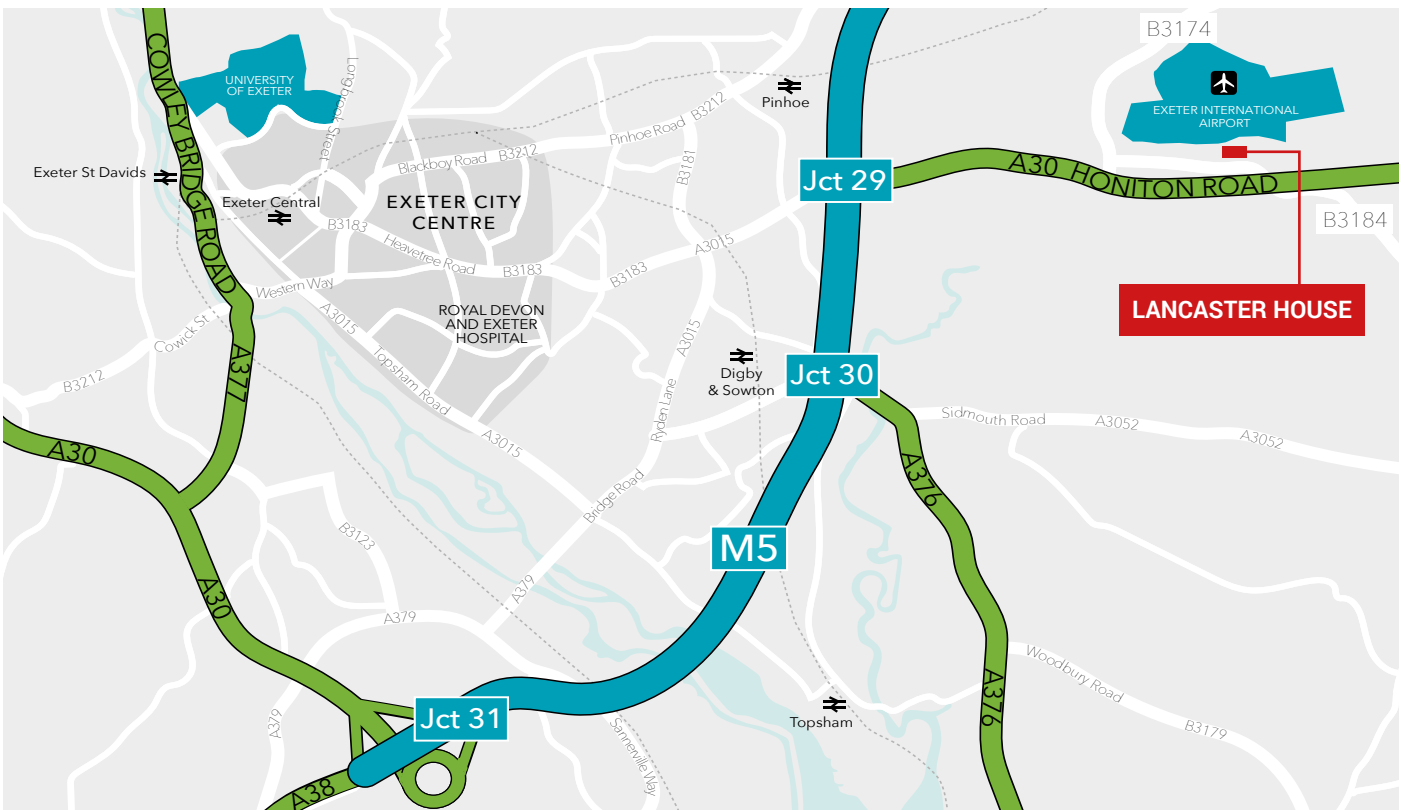
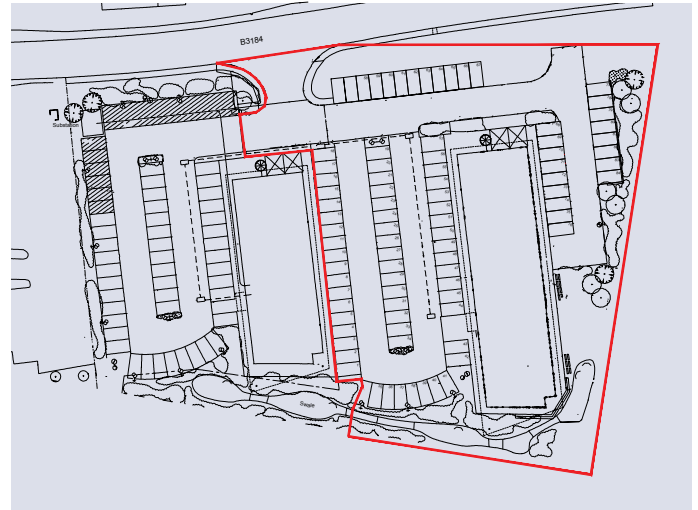
Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the vendor's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

## First Floor Plan



# HOW TO FIND LANCASTER HOUSE, EX5 2HL



For further information or to arrange a viewing please contact the agents below. Viewings are strictly by appointment only.



**Katie Purrington**  
07513 482 451  
Katie.purrington@jll.com



**Hugo Tillotson**  
07831 588 873  
hugo@maze.uk.com

Staunton Property is an established South West focused property company. It has successful partnerships in all sectors of the commercial property market with institutional investors, property companies and family offices.

The team at Staunton has a proactive, responsive and personable approach to business, ensuring we are alert to the property and business needs of occupiers.



**STAUNTON  
PROPERTY**

Misrepresentation Act 1967. The Particulars are not considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, no liability can be accepted for their accuracy. Intending tenants must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars, which are issued on the understanding that all negotiations are conducted through the appointed agents. Distances stated are indicative measurements taken from online sources.