

UNIQUE STAND ALONE OFFICE

THE LOOKOUT
exeter business park



THE PERFECT ENVIRONMENT FOR YOUR BUSINESS

For Sale or To Let
Bespoke Prominent Office
6,436 sq.ft. (598 sq.m.) with 21 car spaces

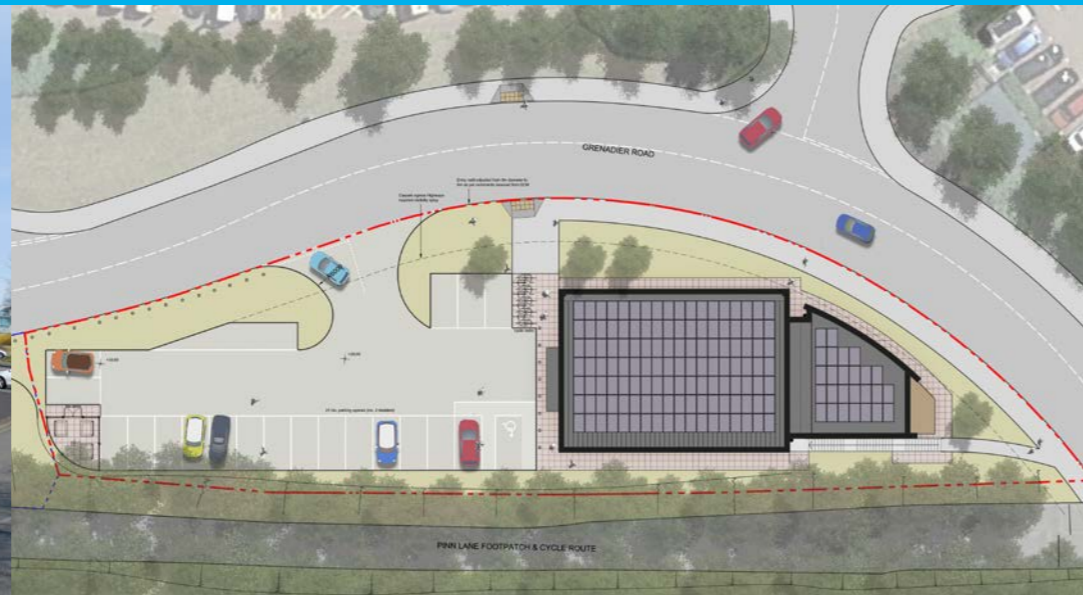
A development by



www.exeterbusinesspark.co.uk



UNIQUE STAND ALONE OFFICE



Development by Summerfield



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THE BUSINESS PARK

Exeter Business Park is the City's acknowledged prime Business Park comprising a landscaped environment of over 80 acres where leading organisations like the Met Office and EDF Energy choose to be. Its importance as a business location is firmly established thanks to its superb elevated position, excellent visibility and support facilities.

Attracting Big Names:

- Met Office
- EDF Energy
- HSBC
- DHL
- LV Group
- ATASS
- Regus
- Goodridge

The park also includes a number of onsite facilities for occupiers including; hotel, public house, crèche, dental surgery, serviced office, self storage and ATM banking. Nearby facilities also include Sainsburys.

THE LOOKOUT

The LOOKOUT occupies a prominent position opposite Gadeon House (EDF Energy) with outstanding views south and east of Exeter down the Exe Valley and towards Haldon Hill.

The LOOKOUT will be a two storey building of contemporary style incorporating 21 on site car spaces. The ground floor will access into a balcony decking area providing a place for amenity and functions.

SPECIFICATION

The Lookout will be a highly efficient building benefitting from the following features:

- Target EPC A rating
- Naturally ventilated
- Option of air conditioning
- Option of solar PV
- Shower room
- Movement sensitive LED lighting
- Fully DDA compliant
- Cycle shelter

ACCOMMODATION

	Sq. ft.	Sq. m.	Parking
Ground floor	3,218	299	-
First floor	3,218	299	-
Total	6,436	598	21



Ground floor



First floor

TERMS

Available on a freehold basis or on an occupational lease as a whole or floor by floor.

VAT

VAT will be payable on any rent or the purchase price.

All our staff and clients appreciate the easy access to the business park from the motorway and other main routes. Most people must save at least half an hour per day not having to battle with the traffic travelling into the City Centre. There are also excellent restaurants and sport and leisure facilities nearby.

Andrew Rothwell, Partner, Ashfords Solicitors.

ATASS Group is proud to occupy the award winning Oxygen House offices which have been a springboard for our on-going expansion. This statement building offers a fantastic working environment which enables us to compete on an international platform, attracting and retaining high calibre individuals to work for the business.

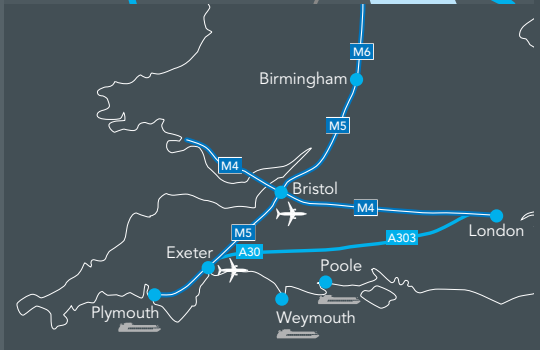
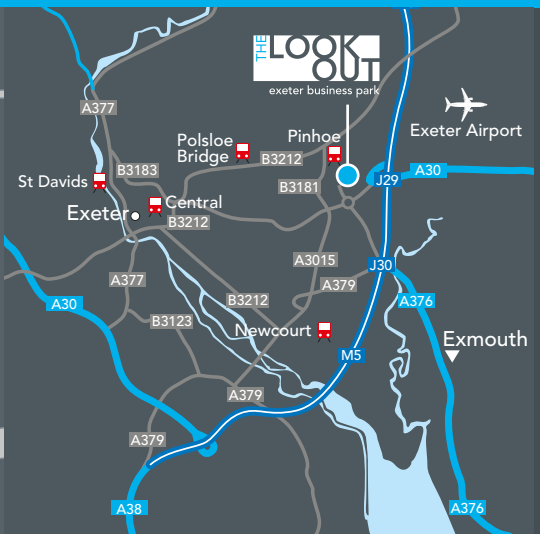
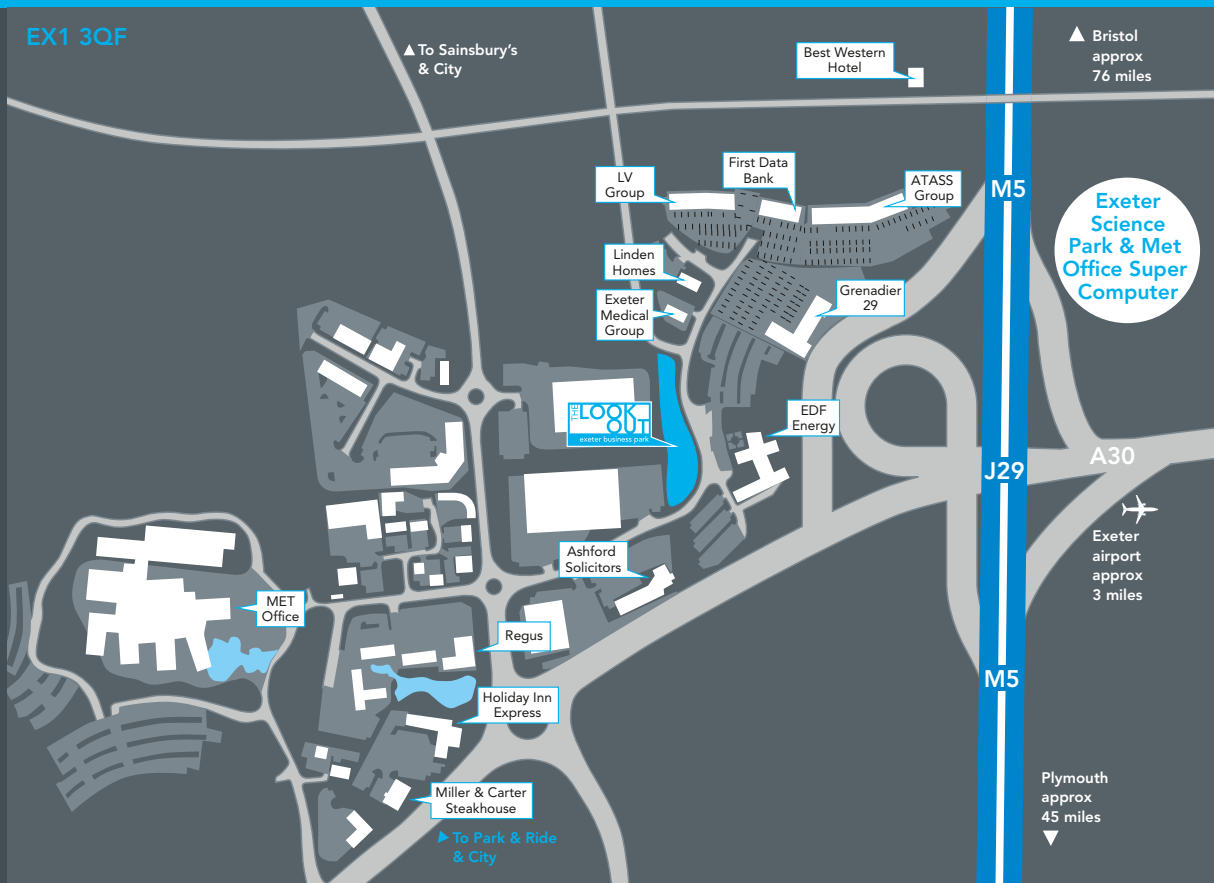
The green credentials and the efficiency of the offices in layout and operation are providing benefits both in terms of ecological message to business partners and range and quality of working and breakout environments. Staff have been enthusiastically taking advantage of all the new facilities.

David Williamson, Operations Director, ATASS Ltd.

At LV= we strive to provide a happy and productive environment for our people to work in. We also take seriously our responsibility to minimise the impact of our operations on the environment and we are really pleased we have been able to do both with our move to Exeter Business Park.

Jane Dickinson, Head of Protection Operations for LV=, Exeter.





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