

**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Emperor House

Grenadier Road, Exeter Business Park, Exeter, Devon, EX1 3LH

Second Floor Office Suite – 7,707 sq ft net approx

# Location

The building is located on the popular Exeter Business Park, just off Junction 29 of the M5. It sits amongst the newer buildings on the development.

The estate is served by Honiton Road Park and Ride along with multiple bus stops along Honiton Road and Ambassador Drive. Pinhoe train station is within walking distance and Exeter Airport is only 2.5 miles away via the A30. Immediately to the rear of the building is the E3 cycle route linking East Devon to Exeter City Centre.

Neighbouring occupiers include LV=, First Data Bank, Oxygen House, EDF Energy and Ashfords Solicitors.



**A30**



**0.5 miles**

**M5**



**0.5 miles**

**Railway  
Station  
(Pinhoe)**



**1.0 miles**

**City Centre**



**3.8 miles**

# Accommodation

## Description

The available space comprises the 2<sup>nd</sup> floor of Emperor House. The building was let in its entirety to LV= on completion in 2017 with the 2<sup>nd</sup> floor now surplus to requirements. The building is of high specification with a modern fit-out which has seen little use and is therefore in very good condition. Designed with a central core the floor can be split with each wing having shared use of a central kitchen and breakout area.

Each wing has a meeting room as well as partitioned areas for photocopiers and storage. The desks shown in the photos are available. 2 lifts serve the floor and there is a shower accessed from the lobby.

## Parking

The 2<sup>nd</sup> floor benefits from 20 car parking spaces.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Rent/Purchase Price

The passing rent for the building is £18.50 per sq ft and there is a 2022 rent review being agreed. Any new letting will be subject to the outcome of the rent review.

Area	Sq ft	Sq m
Second Floor	7,707	716
<b>TOTAL</b>	<b>7,707</b>	<b>716</b>

**Fully accessible raised floors**



**Suspended ceilings**



**Air Conditioning**



**Onsite parking**



**LED lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or <https://exeter.gov.uk/>

## Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is A (12) and the full certificate can be provided on request. This makes Emperor House one of the most efficient buildings on the market.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Services

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## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

## Noon Roberts

4 Northleigh House  
Thorverton Road  
Matford  
Exeter EX2 9HF  
[www.noonroberts.co.uk](http://www.noonroberts.co.uk)



## Tony Noon

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Subject to Contract

## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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