

**alder king**

PROPERTY CONSULTANTS

**fdb**

**TO LET**

# Swallowtail House

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

High quality offices available as a whole or floor by floor  
Suitable for alternative uses within Class E

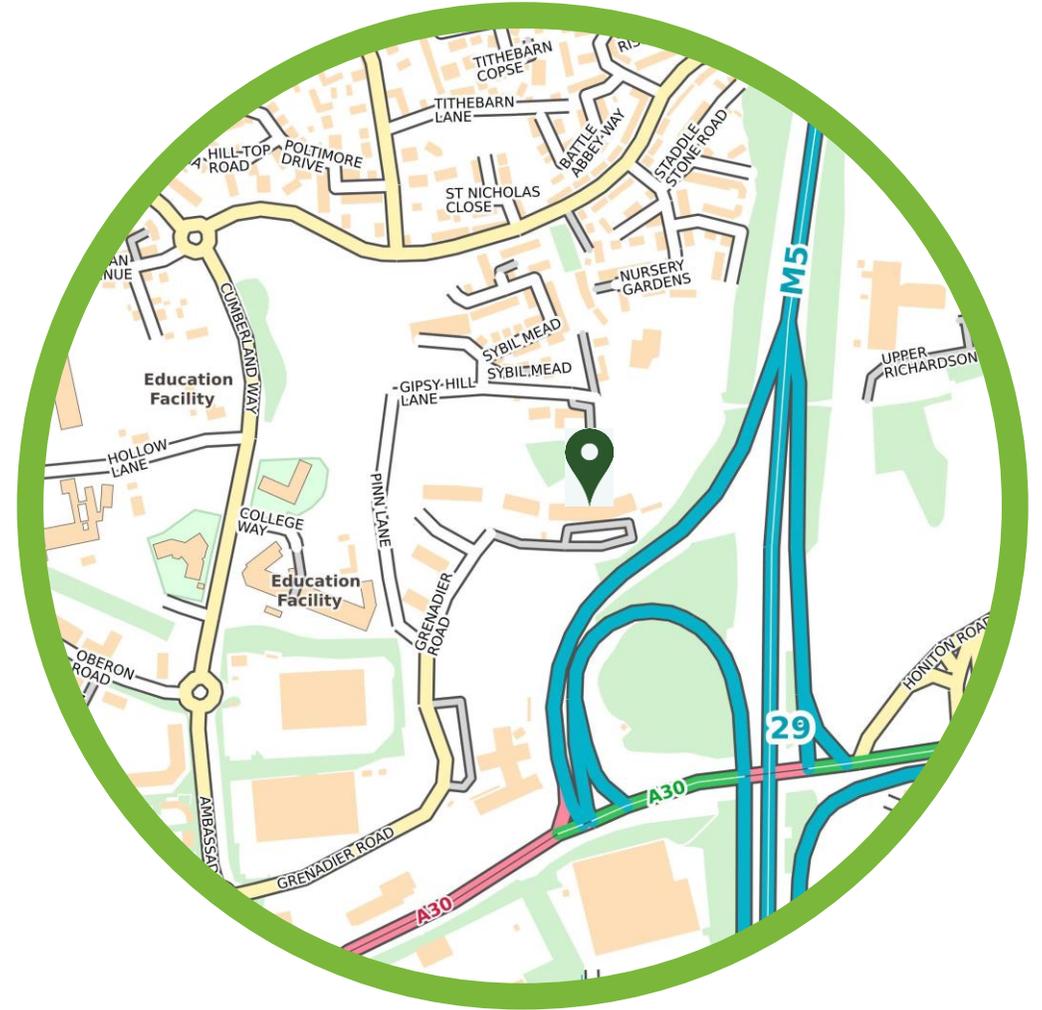
4,687 - 14,158 sq ft (435 - 1,315 sq m) net approx.

# Location

The building is located on the popular Exeter Business Park, just off J.29 of the M5.

The estate is served by a park and ride facility with Pinhoe and Digby & Sowton train stations within walking distance. Exeter Airport is located 2.5 miles to the east and accessed off the A30.

Occupiers on Exeter Business Park include The Met Office, LV=, EDF, The Exeter and Regus.



Promap Licence Number:

**M5**



**0.5 miles**

**A30**



**0.5 miles**

**Railway  
Station**



**1 mile**

**City Centre**



**3.8 miles**

# Accommodation

## Description

Swallowtail House is a detached three storey modern office building, constructed in 2008 to a high specification.

Each floor benefits from a high quality fit-out including air conditioning, raised floors and suspended ceilings as well as generous breakout and kitchen facilities.

## Parking

The accommodation has a total of 51 available parking spaces including 5 no. EV charging points.

## 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.

## Areas

The stated areas are net internal.

Floor	Sq ft	Sq m
Ground Floor	4,750.5	441.3
First Floor	4,687.2	435.5
Second Floor	4,720.0	438.5
<b>TOTAL</b>	<b>14,157.7</b>	<b>1,315.30</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 within Use Class E but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or [Exeter City Council](#)

## 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 B29 and the full certificate can be provided on request.

## Code for Leasing

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

## Lease Terms

The property is available on a new full repairing lease with terms to be negotiated, direct from the Landlord.

## Rent

The property is offered to let from £18.50 per sq ft exclusive of VAT.

## Legal Costs

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

## References/Rental Deposits

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:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** NS/JAS/98683  
**Date:** October 2023  
**Subject to Contract**



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## Important Notice

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A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 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)

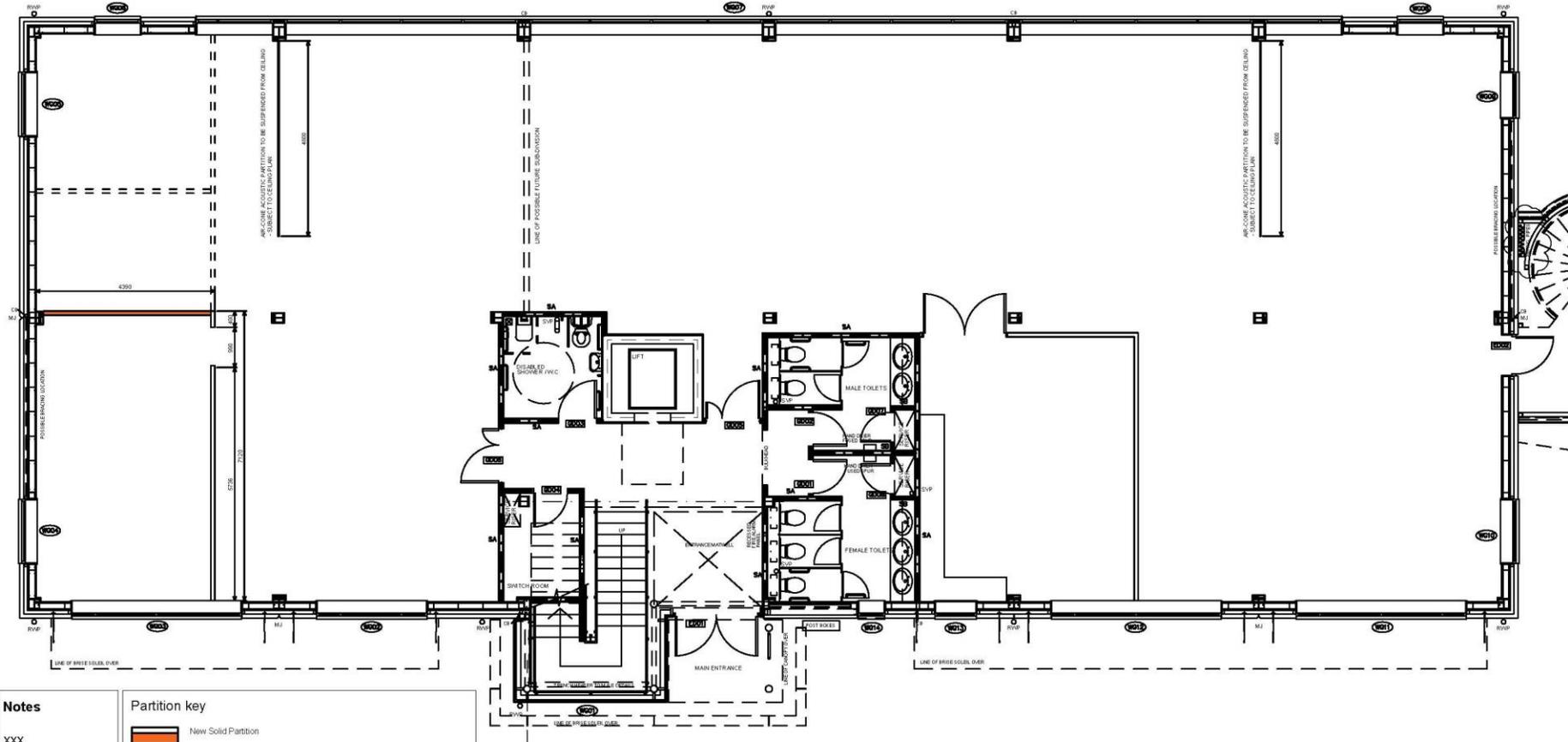
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you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

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Notes:  
 - take from this drawing. All dimensions to be checked on site.  
 - drawing is the copyright of Space Interiors and must not be  
 - used in part or whole without prior written consent.

# Example Floor Plate



**Notes**

XXX

**Partition key**

- New Solid Partition
- Removed Partition
- Aircone Acoustic Suspended Partition

tonya@betterworkspace.co.uk  
 07809 243628  
 01392 256412

Notes and References:

**FDB - GROUND FLOOR  
 PARTITION PLAN**

Rev	Design	Date	Client	Drawn by	Date
-	-	-	FDB	TBS	OCT 2019
-	-	-	Location:	Scale:	Checked:
-	-	-	Stratford Hall House	1:100 @ A3	-
-	-	-	Project No:	Drawing No:	Revision:
-	-	-	FDB	GF_103_PA	-
-	-	-	Drawing Title:	-	-
-	-	-	GF_Partition Plan	-	-

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