

The best of both worlds



[skyparkexeter.com](http://skyparkexeter.com)



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## You're welcome

SkyPark is a partnership between St Modwen, the UK's leading regeneration specialist, and Devon County Council.

As the cornerstone of the Exeter and East Devon New Growth Point, SkyPark will be the South West's most significant business park development. It will combine environmentally sustainable office and industrial space with a hotel, local facilities and a combined heat and power plant providing district heating, all in a landscaped environment of more than 100 acres.

### Business

- vibrant attractive place for people
- improvements to existing local facilities
- enhances the profile of business activity
- flexible accommodation
- excellent road, rail and air access

### Sustainability

- energy efficiency and use of renewable technologies
- protection and enhancement of the environment
- sustainable transport provisions
- in-built sustainability

### Indicative master plan

- Offices
- Industrial / Logistics
- Hotel
- Energy Centre
- Ancillary



### Your opportunity

The vision for the site is to realise the full economic potential of Exeter as a major regional centre, providing a range of employment opportunities and highlighting the area as a self-sufficient new urban community. A community offering people the ability to live in a much sought-after part of the country in close proximity to where the majority of new jobs will be provided.

By joining us at SkyPark you will become part of a ground-breaking development which seeks to embody sustainable principles at their broadest levels and address social, economic and environmental objectives.

But it's not only about principles – location is also key. By appreciating the bigger picture of SkyPark, set amongst the wider pattern of development in the region and immediate areas, your business will lead the way and contribute a crucial input to the success of the scheme.



Energy Centre



Clyst Honiton Bypass

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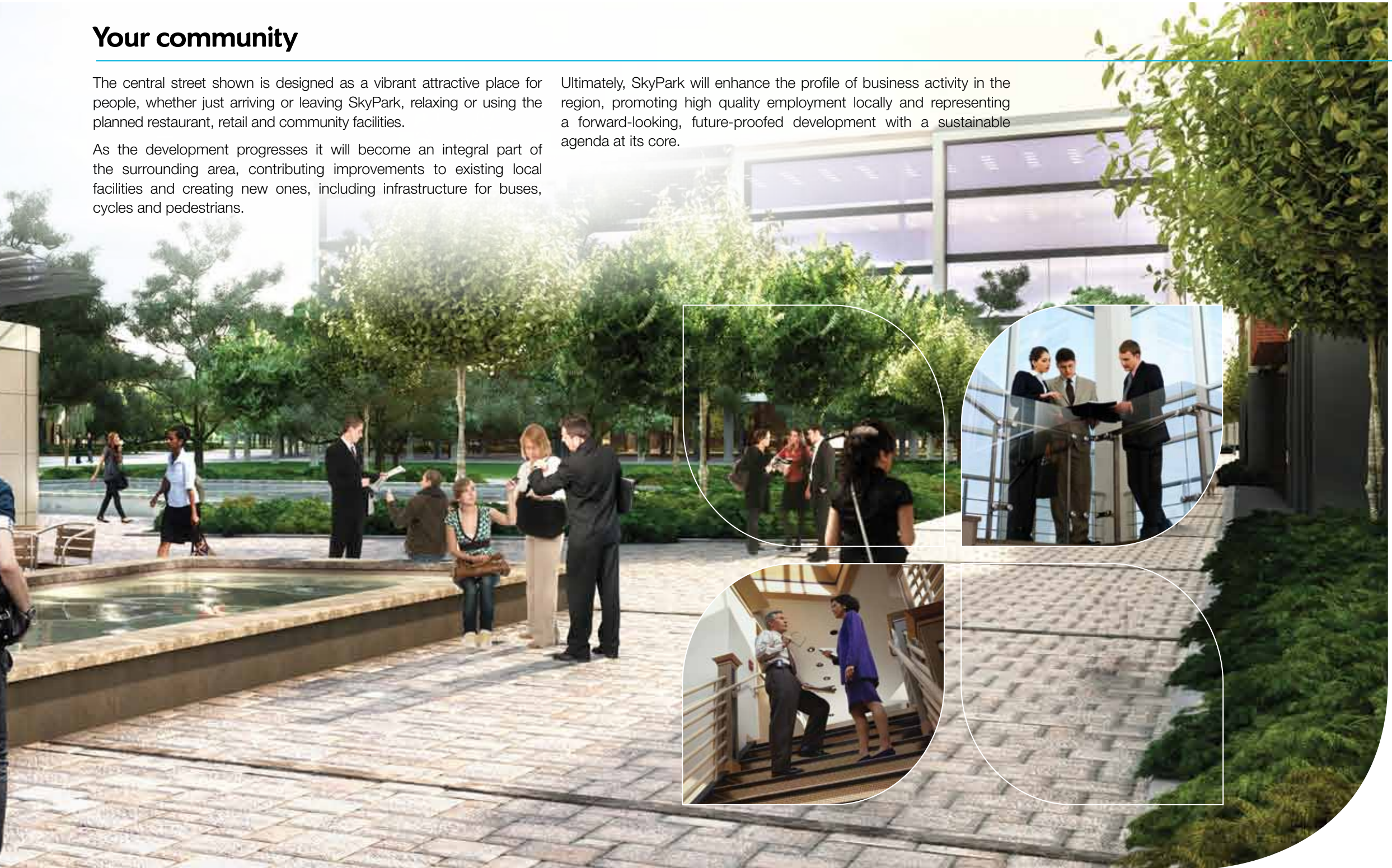


## Your community

The central street shown is designed as a vibrant attractive place for people, whether just arriving or leaving SkyPark, relaxing or using the planned restaurant, retail and community facilities.

As the development progresses it will become an integral part of the surrounding area, contributing improvements to existing local facilities and creating new ones, including infrastructure for buses, cycles and pedestrians.

Ultimately, SkyPark will enhance the profile of business activity in the region, promoting high quality employment locally and representing a forward-looking, future-proofed development with a sustainable agenda at its core.





## You're connected

SkyPark is close to Exeter International Airport, with access from Junction 29 of the M5 motorway placing it at the hub of a major focal point for transport in and around Exeter, which includes excellent road, rail and air access and particularly the new Clyst Honiton bypass.

The expansion of existing local transport infrastructure gives the site exceptional strategic value, and the planned introduction of an International rail freight terminal just north of SkyPark will extend its accessibility and distribution potential even further.

### BY ROAD

SkyPark has excellent access to the UK's motorway network via junction 29 of the M5. A new direct road link via the Clyst Honiton bypass to the A30 dual carriageway will further enhance communications.

### BY RAIL

Exeter St David's Station and Tiverton Parkway are both approximately 15 minutes' drive from SkyPark and provide access to the main London Paddington to Penzance line. There is also an hourly service to and from London Waterloo on the nearby 'Waterloo Line'.

A station is also planned on this line at the new Cranbrook eco-town development which is being built east of Exeter.

### BY AIR

SkyPark is next to Exeter International Airport, which provides extensive links to a wide range of UK and European destinations.

### BY BUS

A rapid bus service is planned from Cranbrook, through SkyPark, to the centre of Exeter.





**TRAVEL TIMES**

**BY BICYCLE**

Exeter St Davids	30 mins
Exeter Bus Station	20 mins
Exeter Central	25 mins
Exeter University	30 mins
Marsh Barton	25 mins

**BY BUS**

Exeter St Davids	37 mins
Exeter Bus Station	15 mins
Exeter Central	15 mins
Exeter University	25 mins
Marsh Barton	30 mins

**BY ROAD**

Bristol	1.5 hours
London	3.5 hours
Exmouth	24 mins
Plymouth	55 mins
Taunton	40 mins
Tiverton Parkway	20 mins

**BY TRAIN** from Tiverton Parkway

Bristol	1 hour
London	2 hours

**BY AIR**

Edinburgh	1.5 hours
Manchester	1 hour
Newcastle	1 hour
Glasgow	1.5 hours
Paris	1 hour

**MAP KEY**

- 1 Exeter Science Park
- 2 Intermodal Freight Terminal
- 3 EDF
- 4 Met Office
- 5 Friends Provident
- 6 Cranbrook

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## Your space

At SkyPark we believe that an efficient working environment is about a co-ordinated approach to the delivery of buildings and infrastructure. A development which is innovative in terms of sustainability and one that integrates and balances social, economic and environmental goals.

Our modern, energy-efficient buildings and wide pedestrian central street will provide the best possible setting for a thriving working environment, reflecting our objective that the thoughtfully designed environment will provide a 'next generation' business park for occupiers.



## Your Devon

Located in a prime position just two miles from Junction 29 of the M5, SkyPark not only has access to the thriving business community of Exeter, with its excellent communications and infrastructure, but also the beauty of Dartmoor National Park, unspoilt beaches and dramatic coastlines.

But there is much more to Devon than traditionally meets the eye. The county offers great opportunities in graduate careers with continued growth of job prospects, and Exeter also boasts an internationally renowned University which is currently ranked 10th in *The Times University Guide*.

Thanks to the unrivalled work/life balance that Devon offers, it is little wonder that blue-chip companies such as EDF, Friends Provident, Flybe and the Met Office continue to choose Exeter as their preferred business location.





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## Your business

SkyPark is set to become the key business opportunity for the region, creating a thriving new district which will provide 6,500 new jobs in a planned mix of large and small businesses. These will include high technology and manufacturing, office employment, production and assembly space.

This flexible approach means that SkyPark will be able to accommodate a wide variety of organisations with different business goals, from those looking for prestigious inward investment opportunities to smaller local and regional organisations which require new, efficient and sustainable space.



## Your environment

The principle of SkyPark is to create a low carbon, sustainable development designed as a leading example for our future. The holistic approach to this includes:

- energy efficiency and use of renewable technologies
- protection and enhancement of the environment
- sustainable transport provisions
- in-built sustainability.

Central to energy efficiency is the new district heating system at SkyPark. Run and owned by E.ON, the low carbon heat will be supplied via both heat and energy turbines fuelled by gas and biomass.

A major principle of SkyPark is the carefully planned integration. This aims to enhance and unite the environment and infrastructure of its immediate location with the people who live nearby, work in and visit us here.

The development of SkyPark will ensure that protected species and habitats are safeguarded or new habitats provided.

It is intended that SkyPark will be an exemplar of environmental standards. Our aim is to create a district built on choice, opportunity and an appreciation of the diverse environment which surrounds our location, reflecting the character of the region and its communities in the immediate area.



### Landscaping

A network of formal and informal landscaped spaces give ample opportunity for relaxation, sport and recreation to complement the working environment.



### Recycled Materials

Recycled and reclaimed materials will be used where possible to reduce SkyPark's impact on the environment.




### Low Carbon

SkyPark's buildings will deliver emissions reductions for occupiers of at least 30% increasing to over 50% when the E.ON Energy Centre is fully operational.




### District Heating

The Energy Centre at SkyPark will produce heat for one of the largest district heating schemes in the country. E.ON will provide low carbon heat to SkyPark and the new residential community at Cranbrook.



### Public transport links

Bus links to Exeter and beyond will run through the heart of SkyPark, creating a viable, convenient alternative to the car.



### Smart Lighting

Intelligent and low energy lighting systems, combined with the maximum use of natural daylight will help reduce energy use.



### Community Links



SkyPark's mix of business, social and recreational facilities will form the focus for a new business community which will embrace the wider communities.

### Leisure & Recreation



Formal and informal open spaces; fitness trails; a central square with retail, cafe, gym, hotel and a business hub will create a vibrant 24/7 culture.



### Wildlife

Extensive and carefully selected planting will aid biodiversity and protect and enhance the existing flora and fauna whilst creating new and varied wildlife habitats.



### Sustainable Drainage

A Sustainable Urban Drainage System will be used to reduce surface water run-off rates to the benefit of the surrounding areas.



### Durability

All buildings use the SkyPark Design Code to ensure the design construction and operation meet high standards.



### Local Economy

SkyPark will generate construction and permanent jobs, improved public transport links and inward investment.



### Public Realm

High quality hard and soft landscaping linked with an exemplary built form will create a pleasant and distinctive public realm.



### BREEAM

All buildings will be designed and constructed to achieve a BREEAM 'Excellent' certification in recognition of their 'green' credentials.



### Cycling

Extensive cycle routes, covered cycle shelters, shower and drying facilities will help promote cycling as a viable alternative to the car.



### Energy Efficiency

Buildings will be highly insulated and carefully constructed to minimise heat loss and maximise energy efficiency.



### Waste & Recycling

Segregated recycling facilities and on-site composting will minimise waste and maximise recycling.



## Your future

SkyPark delivers the complete economic, social, sustainable and environmental package to help your business and your people prosper in the thriving heart of Devon.

Its unparalleled design, flexible working space, top-quality facilities and excellent transport connections present an opportunity which is unmatched in this part of the country. An opportunity to help propel you and your business to even higher levels of productivity, customer and staff satisfaction, and growth.

For more information visit  
[skyparkexeter.com](http://skyparkexeter.com)

## About St. Modwen

St. Modwen is the UK's leading regeneration specialist, operating across the full spectrum of the property industry from a Birmingham based head office, a network of seven regional offices and through joint ventures with industry leading partners.

The company is focussed wholly upon regeneration with an outstanding 25 year track record of adding value by managing schemes through the planning process, remediating contaminated land and active asset management and development.

With extensive experience in dealing with complex and challenging sites, St. Modwen has a land bank of more than 5,700 net developable acres and is focused on the long-term development of commercial property and residential land.



