



TO LET

Tithebarn Local Centre

Tithebarn Way, Exeter, EX5 2FN

New high quality first floor accommodation targeting Healthcare and Community uses
Available in whole or part. 4,780 sq ft (444 sq m) net approx

CGI for illustrative purposes only

Location

The accommodation forms part of the Local Centre, sited within the new Tithebarn Green mixed use development.

The development sits next to Exeter Science Park and Exeter Gateway Office Park, with prominent frontage to Tithebarn Way.

It is highly accessible, being located close to Junction 29 of the M5 which links to the A30. It benefits from excellent connectivity to bus and cycle routes, and it is within walking distance of Pinhoe Railway Station.



A38



5 miles

M5



1 mile

Plymouth



40 miles

City Centre



4 miles



1,600+ houses
Under construction

Allocated
school site

Local
Centre

Exeter Science Park

Exeter
Gateway
Office Park

Hotel
Under
Construction

Park and
Change
completed

A30

Jn 29 M5

Accommodation

Description

The first floor is a self-contained and flexible floorplate suitable for a variety of uses within the Healthcare and Community sector. The suite benefits from a high profile and dedicated ground floor access with an 8 person passenger lift.

Availability

Anticipated completion - Q4 2024.

Area (Net Internal)	Sq ft	Sq m
Whole	4,780	444

Specification

The accommodation will be built to shell and core standard to provide the tenant with flexibility of fit-out to reflect any bespoke requirements. Initially the space will be completed to the following standard:

- Dedicated access
- Powder coated openable aluminum windows to provide natural ventilation
- Vaulted ceiling to provide high levels of natural lighting
- 275mm (total) metal encapsulated raised access floor
- Multiple drainage connections offering flexibility for consulting rooms
- 8 person lift
- Dedicated parking –up to 20 spaces
- BREEAM Very Good rating

Allowance has been made for LTHW perimeter heating (connected to the district heating network) but consideration will be given to alternative heating and air conditioning systems.



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Planning | Rates | EPC | Terms

Planning

The accommodation has planning consent for community (uses falling within use class D1 & D2) and healthcare use, including but not limited to a doctor's and dentist surgery, physiotherapy, opticians and pharmacy, amongst other uses. Please contact the agent for further details.

Business Rates

The property has yet to be assessed.

Energy Performance Certificate

An EPC will be commissioned on completion.

Lease Terms

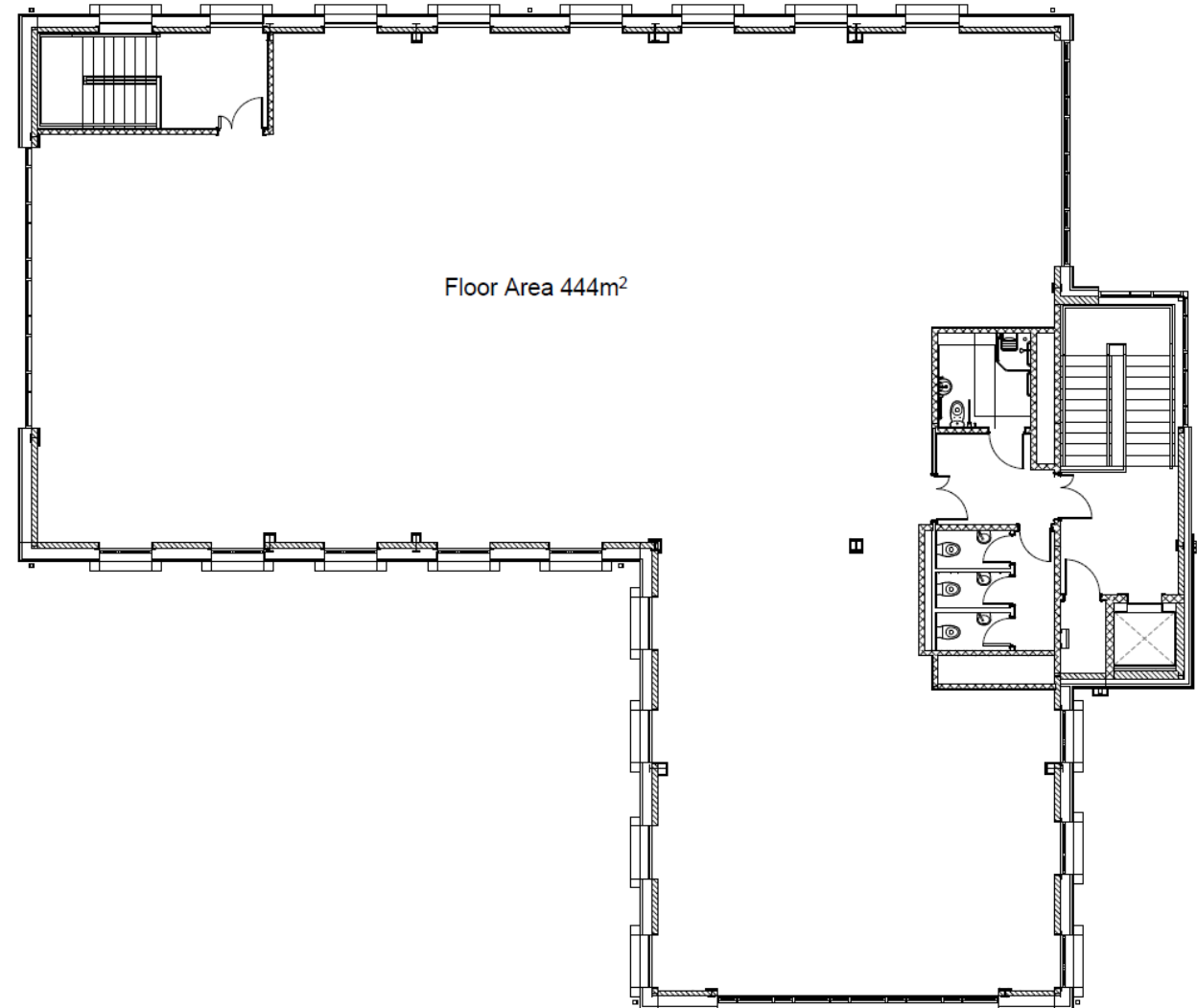
The property is available on a new full repairing lease with terms to be negotiated. The quoting rent is subject to use, lease length and covenant.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent



For Further Information

Please contact the agents:



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AK Ref: NS/JAS/84179
Date: November 2023
Subject to Contract



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