

alder king

PROPERTY CONSULTANTS

TO LET

Stratus House

Emperor Way, Exeter Business Park. EX1 3QS

HSBC UK

DY14 PZE

Location

Location

The building is located on the popular Exeter Business Park, just off J.29 of the M5. It sits in a secluded position with a lake to the rear.

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.

Neighbouring occupiers include The Met Office, The Exeter and Regus.



M5



0.5 miles

A30



0.5 miles

Railway station



1.0 miles

City Centre



3.8 miles

Description | Accommodation

Description

Stratus House is a detached modern multi-let office building constructed in 2006 to a high specification. It benefits from a large car park and sits in a secluded location with a lake to the rear.

The space will be available fully refurbished. The common parts of the building are also undergoing refurbishment to include w.c.'s.

Parking

Part Ground Floor = 14 spaces

Terms

Rent upon application

Services

We are advised that all main services are connected to the premises and 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.

Area	Sq ft	Sq m
Part Ground floor	3,313	308
TOTAL	3,313	308

Net Internal Areas stated, subject to final measurement.

Note: Specification subject to refurbishment.

Fully accessible raised floors



Suspended ceilings



Air Conditioning



Onsite parking



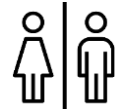
LED lighting



Kitchenette



WC facilities





Planning | Rates | EPC | Costs

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 277 888 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.

Energy Performance Certificate

The EPC Rating is C (55) and the full certificate can be provided on request.

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 landlords' discretion.

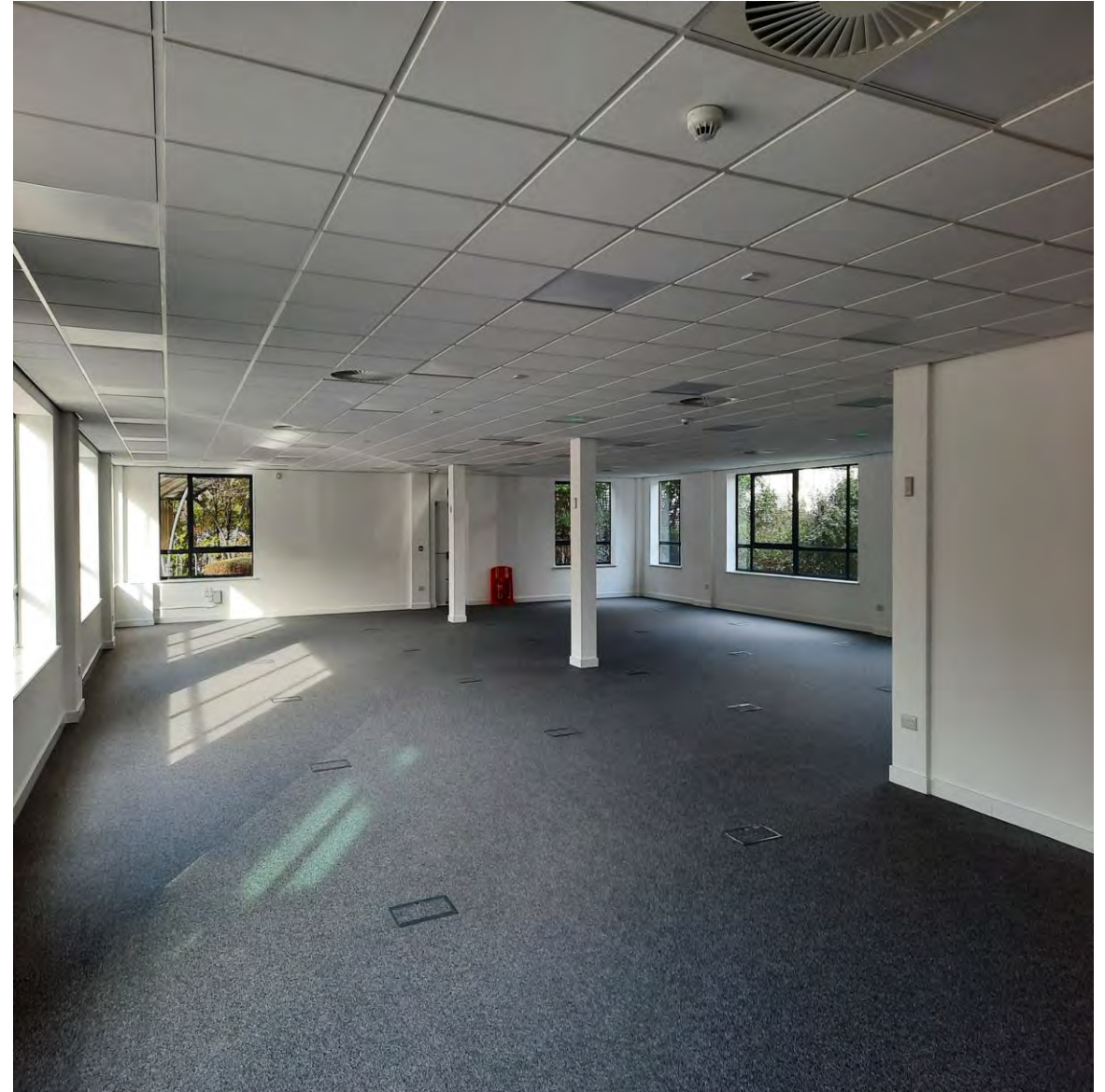
VAT

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

Lake to Rear



Ground Floor Suite



Viewing Arrangements

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

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Subject to Contract

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

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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.