



To Let

£71,750 pax

The Design Studio, Emperor Way, Exeter Business Park,
Exeter, Devon EX1 3QS

4,137 Sq Ft
(384.35 Sq M)

Summary

- Architecturally designed potential HQ premises
- Approx 4,137 sq ft (384.30 sq m) over ground and first floors.
- The property may suit alternative uses subject to planning consent
- Ample parking onsite
- Good access to the M5 at Junction 29
- Prominent building on Exeter Business Park
- First time on the market since it was built
- 23 parking spaces

Location:

The property is located in Exeter the county capital city of Devon approximately 36 miles from Plymouth and 65 miles from Bristol. The city is the centre for education, business and tourism in Devon and Cornwall and attracts visitors all year round through business and leisure activities. The property itself is located in a prominent location on Exeter Business Park with good access to the M5 via Junction 29.

The city benefits from strong transport links with Sowton Park and Ride located a short walk away and various bus links into the city.

The city also benefits from the two train stations of Exeter Central and Exeter St Davids which have regular services to London and Plymouth.

Other occupiers located in proximity include Smile Dental Centre, RH Partners, Regus and Talkworks.

Description:

The property consists of a modern architecturally designed office premises over the ground and first floors in a secluded area of Exeter Business Park with roadside frontage onto Ambassador Drive. There are 23 parking spaces available and the office is configured as reception, board rooms, w/c, kitchen and printing rooms on the ground floor with open plan office space on the first floor. The property benefits from an open atrium area on the ground floor which leads up to the first floor via an impressive grand staircase with roof lighting.

The property benefits from a high specification and may suit a number of alternative uses subject to the necessary planning consents.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Ground floor offices	191.20	2,058
First floor offices	193.15	2,079
Total	384.35	4,137

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

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Planning:

The amended use classes would mean this property could be used for E class uses which include regular office use which also permits indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £41,000 therefore making the approximate Rates Payable £20,450 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

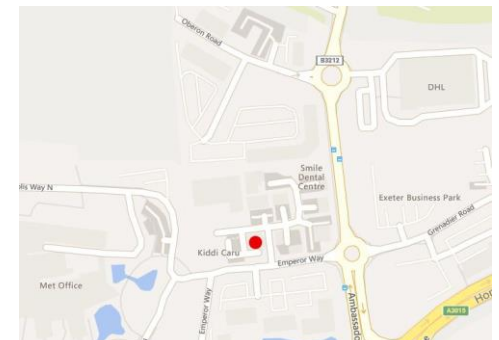
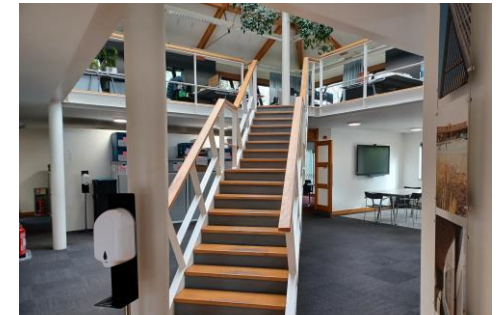
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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