



Brook House, Winslade Park

Clyst St Mary, Exeter
EX5 1DY

Freehold For Sale
Self – Contained
HQ Office

1,611 sq m (17,344 sq ft)
100 Car spaces



WINSLADE PARK



Description

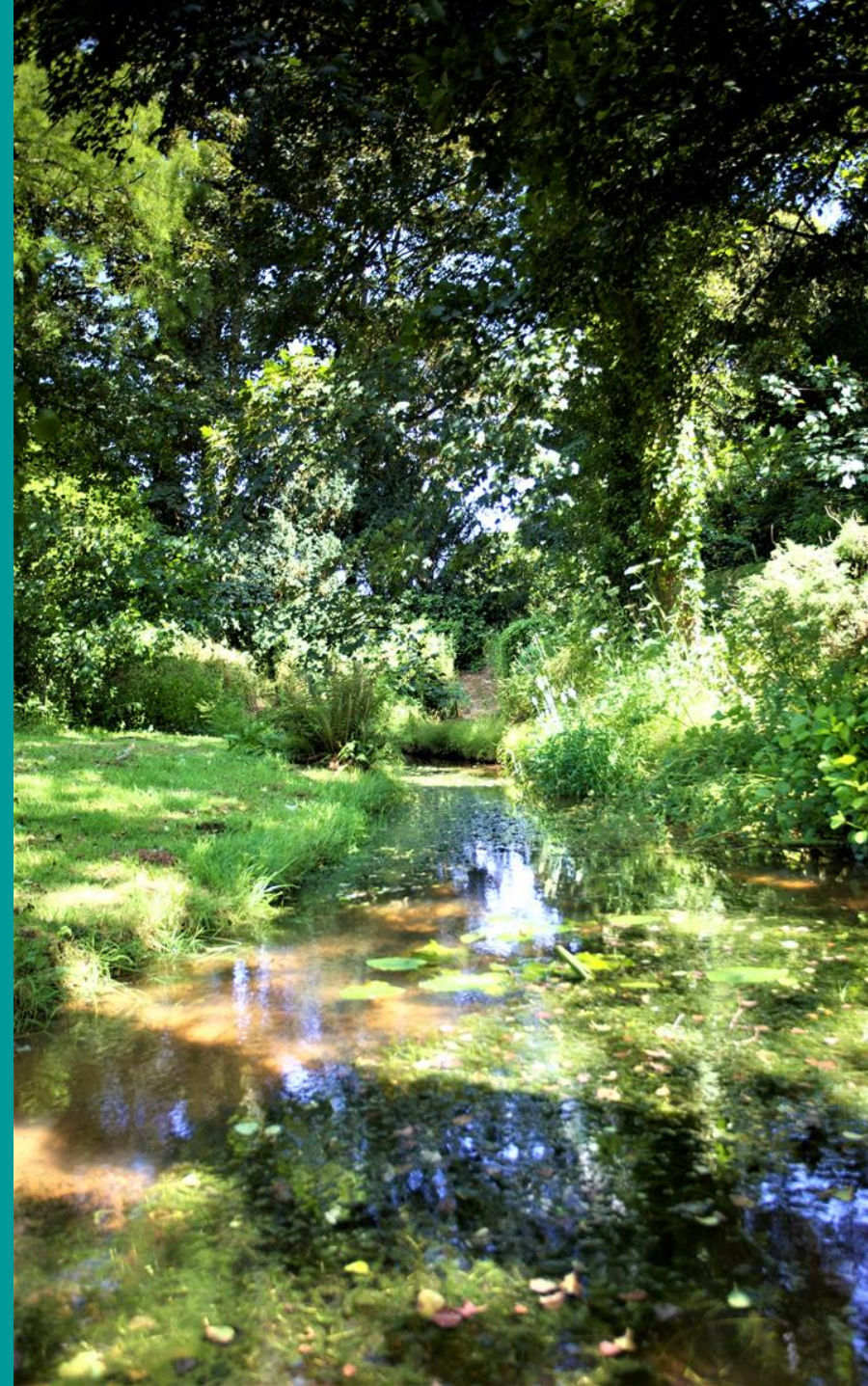
Brook House comprises a 1980s three storey office building with full height glazed curtain walling recessed behind a vertical grid of brick faced piers under a pitched tiled roof.

The offices are accessed via an air conditioned main entrance and service core, providing male, female and WC facilities, a vending area and stairs to the upper floors. Each floor provides two access points into the office area, allowing floors to be subdivided either side of the core area.

The office areas on each of the floors have raised floors and a carpet covering, perimeter radiators, suspended ceilings which incorporate part surface mounted and part recessed fluorescent light fittings and double glazed aluminum framed windows. The offices provide mainly open accommodation, which at second floor level is column free.

All floors are serviced by an 8 person (600 kg) lift and externally, the accommodation benefits from on site car parking for up to 100 vehicles.

Brook House benefits from a range of facilities at Winslade Park including the opportunity for membership to an on site leisure centre with gym, swimming pool and a children's nursery, canteen and recreational/sports playing fields.



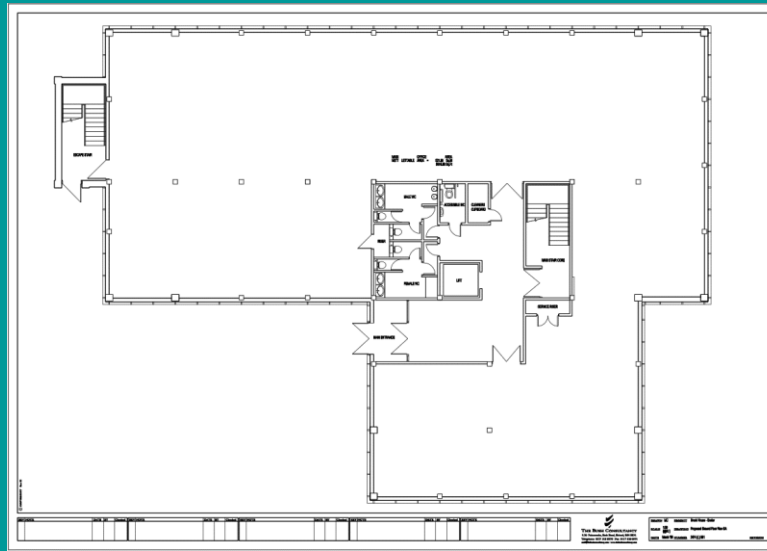
Location

Brook House is situated in the established grounds of Winslade Park located to the south of the village of Clyst St Mary in East Devon.

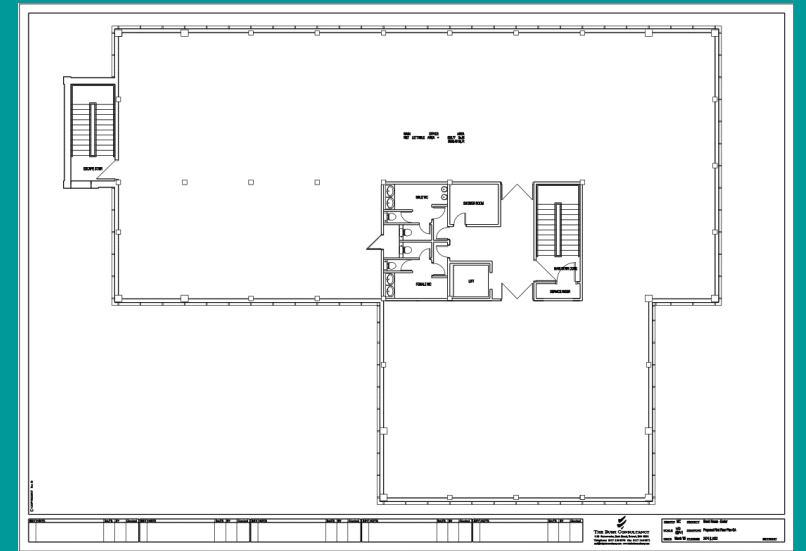
Clyst St Mary is located approximately 7.25 km (4.5 miles) east of Exeter city centre and 11 km (7 miles) north of the seaside town of Exmouth.

Winslade Park is located on the eastern side of the main A376 from Exmouth to Exeter, which in turn provides access to junction 30 of the M5 motorway.





Ground Floor Proposed Plan



First Floor Proposed Plan

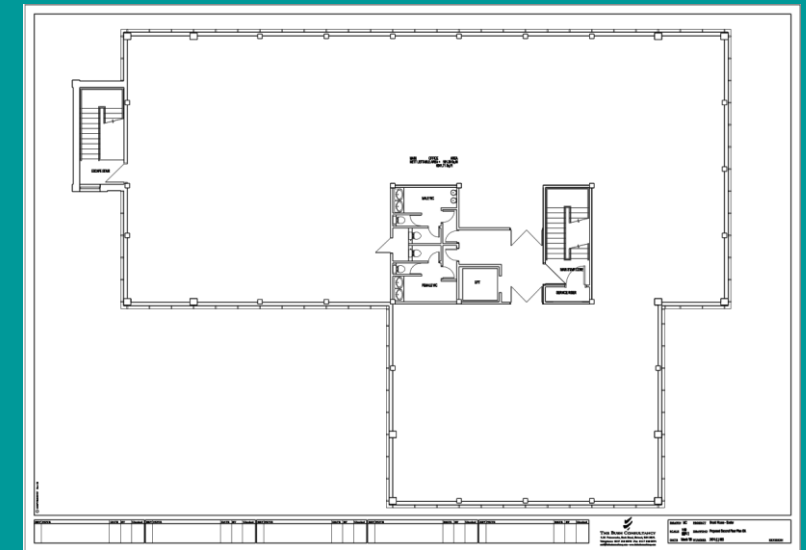


Accommodation

The accommodation comprises the following areas, measured in accordance with the RICS

Code of Measuring Practice, on a Net Internal Area basis:

Area	Sq m	Sq ft
Ground Floor	415	5518
First Floor	549	5910
Second Floor	550	5916
Total NIA	1,611	17,344



Second Floor Proposed Plan



Terms

Brook House is available for sale freehold.
For details of quoting price and other
information, contact the agents.

Legal Costs

Each party to bear their own legal costs
incurred in the transaction.

EPC

E 104

Rateable Value

To be assessed.

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WINSLADE PARK




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