



W I N S L A D E  
— P A R K —

BROOK HOUSE

A sustainable vision  
for quality of life.

## BROOK HOUSE

### Three-storey office building with option to purchase

Brook House is an independent three-storey office building with full height glazed curtain walling recessed behind a vertical grid of brick faced piers under a pitched tile roof.

Surrounded by sweeping parkland, the building has its own distinctive identity, with close proximity to wider health and wellness facilities, parkland trails and on site car parking.

An ideal HQ location, Brook House is for let or sale with long leasehold.

The offices provide mainly open space, which at second floor level is column free. Access is via an air-conditioned main entrance and service core with WCs, a vending area and stairs to the upper floors. Final fit and finish can be specified by the client.

Each floor provides two access points into the office area, allowing floors to be subdivided either side of the core area.

All floors are serviced by an 8-person (600 kg) lift and externally, the accommodation benefits from on-site car parking for up to 84 vehicles.





An ideal self-contained  
Head Quarter location.

## KEY FEATURES

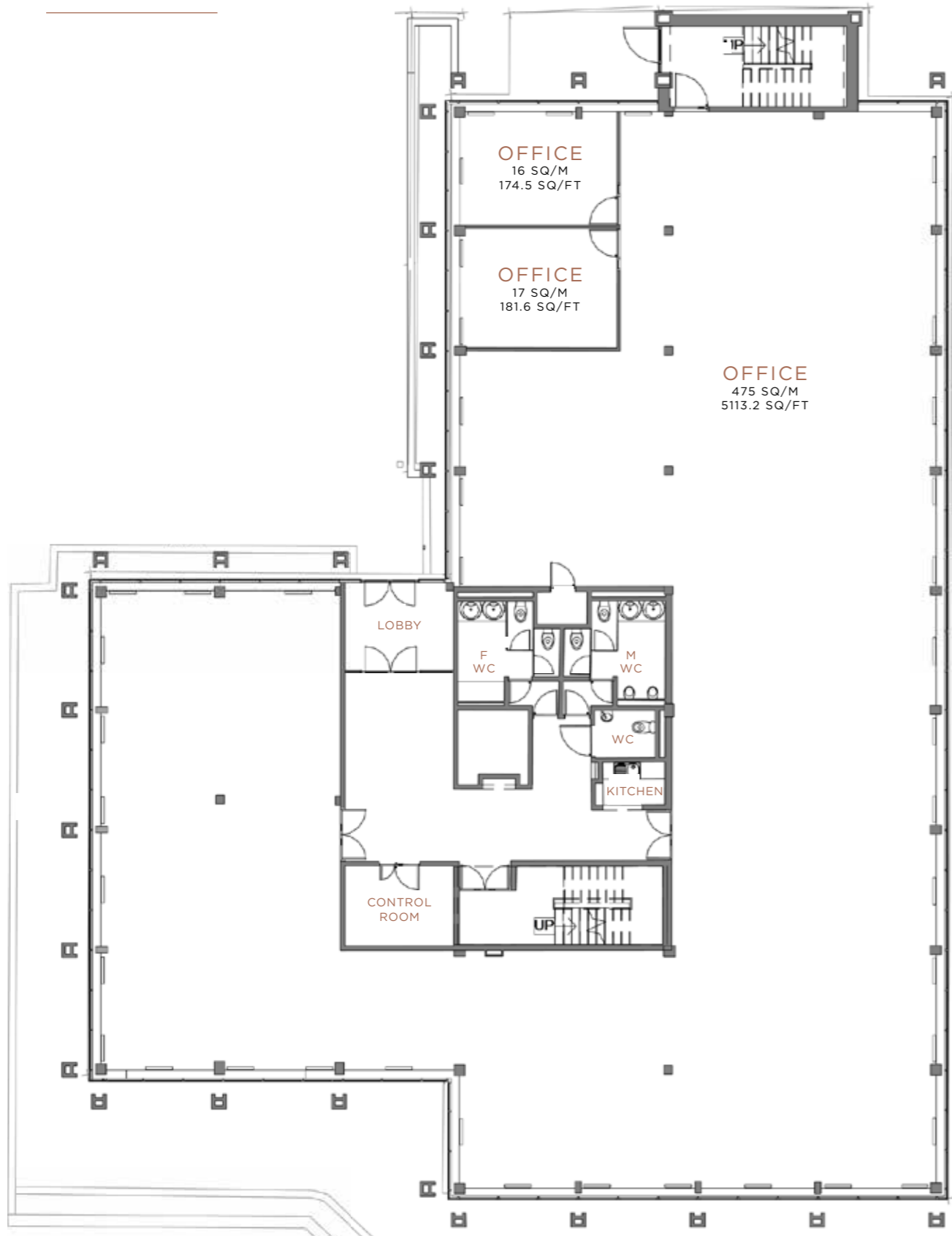
---



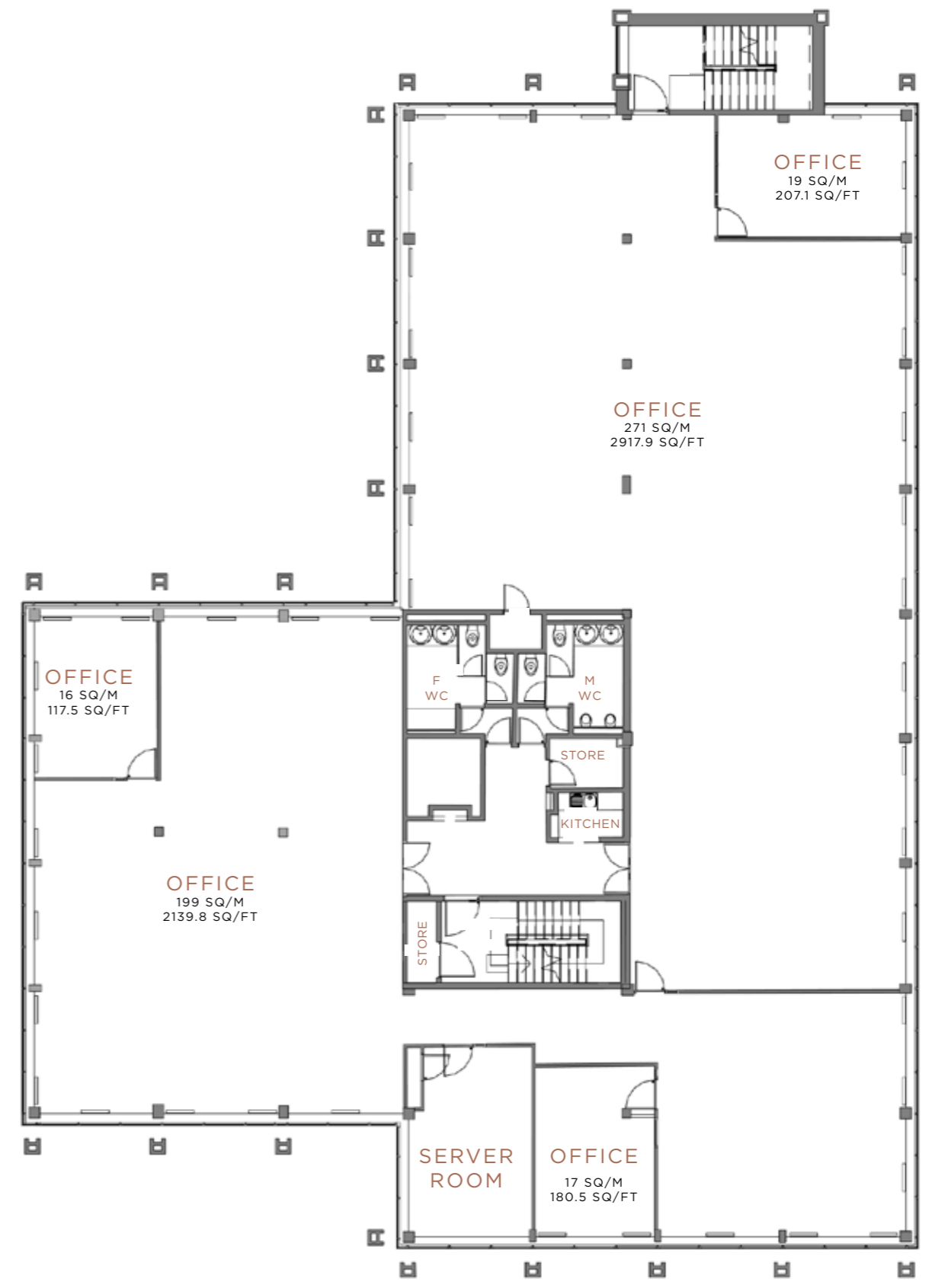
Setting a new standard in how we live and work within Devonshire countryside, with superb city links.

- Self-contained office, suitable as a HQ
- 19,741 gross internal area and 17,265 net internal area. Highly efficient net to gross of 87% for let/sale as single-lot, with long leasehold
- Suitable for investment through a SIPP or SAP
- Three stories, with full height glazed curtain walling
- LED lighting, suspended ceilings and raised floors
- Burrington Estates have secured planning permission for a significant extension for warehousing and storage. It is the only building on the park to benefit from a B8 planning use (storage and distribution)
- Built and redeveloped to an immaculate standard
- Final fit/finish to client specification (if required)
- Adjacent 84 car parking spaces
- Close proximity to health and wellness facilities
- Close proximity to food and dining facilities

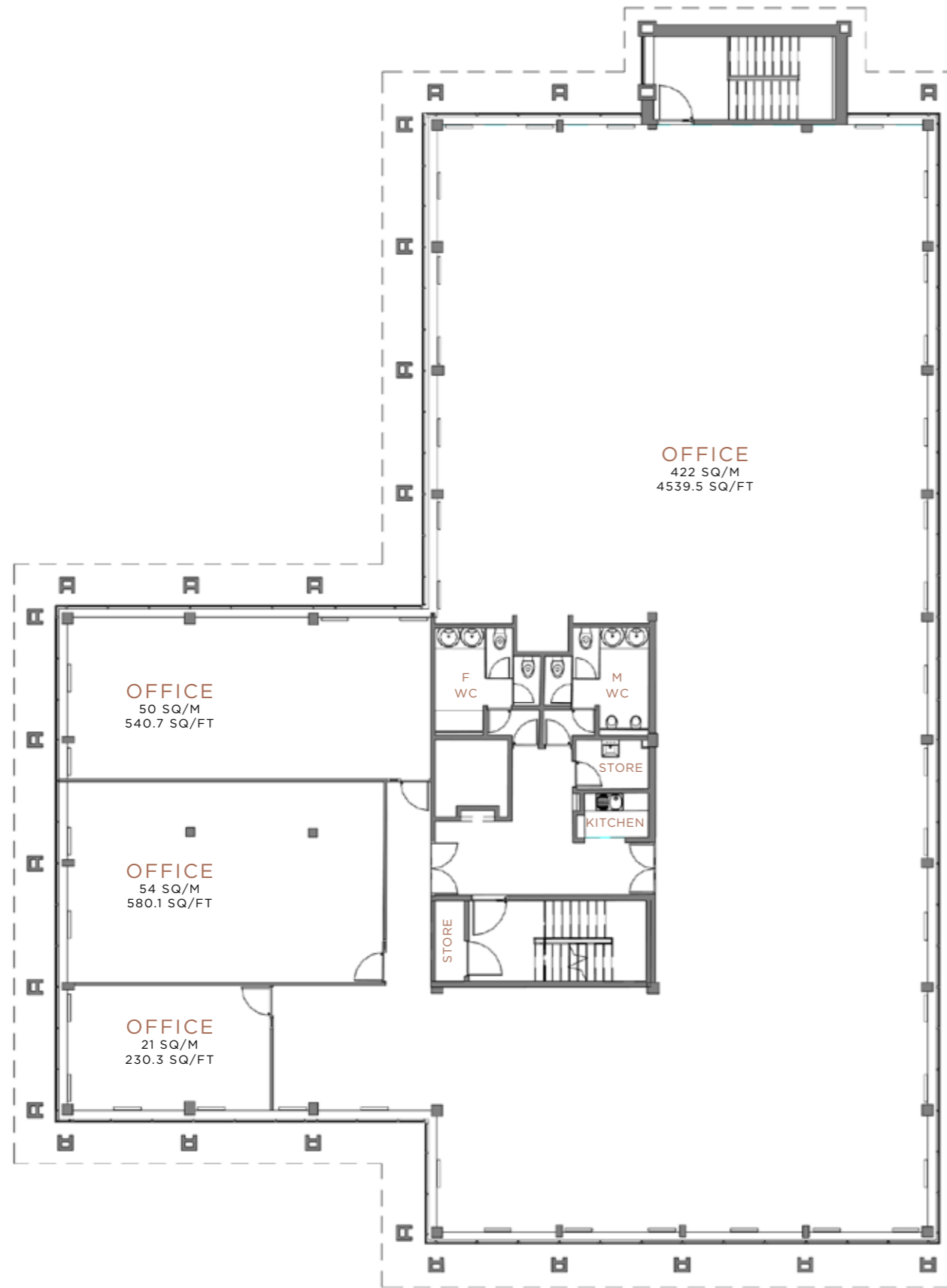
# BROOK HOUSE FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## LEISURE & LIFESTYLE

35-hectares of parkland create the ultimate setting for leisure alongside living and working, with ample spaces for exercise and relaxation.



Professional athletes managing our fitness facilities to caring childcare, brewing baristas to bustling business clubs are just some of the ways we are putting lifestyle at the heart of the vibrant new Winslade Park community.

The tranquil and elegant location offers a whole host of facilities for those who love the great outdoors including nature walks, trail runs, tennis courts and ample outdoor hideaways for picnic spots. There is even a beautiful cricket pitch.

Beyond the outstanding facilities, a varied programme of events designed to appeal to all residents will ensure Winslade Park adds real value to the wider community.



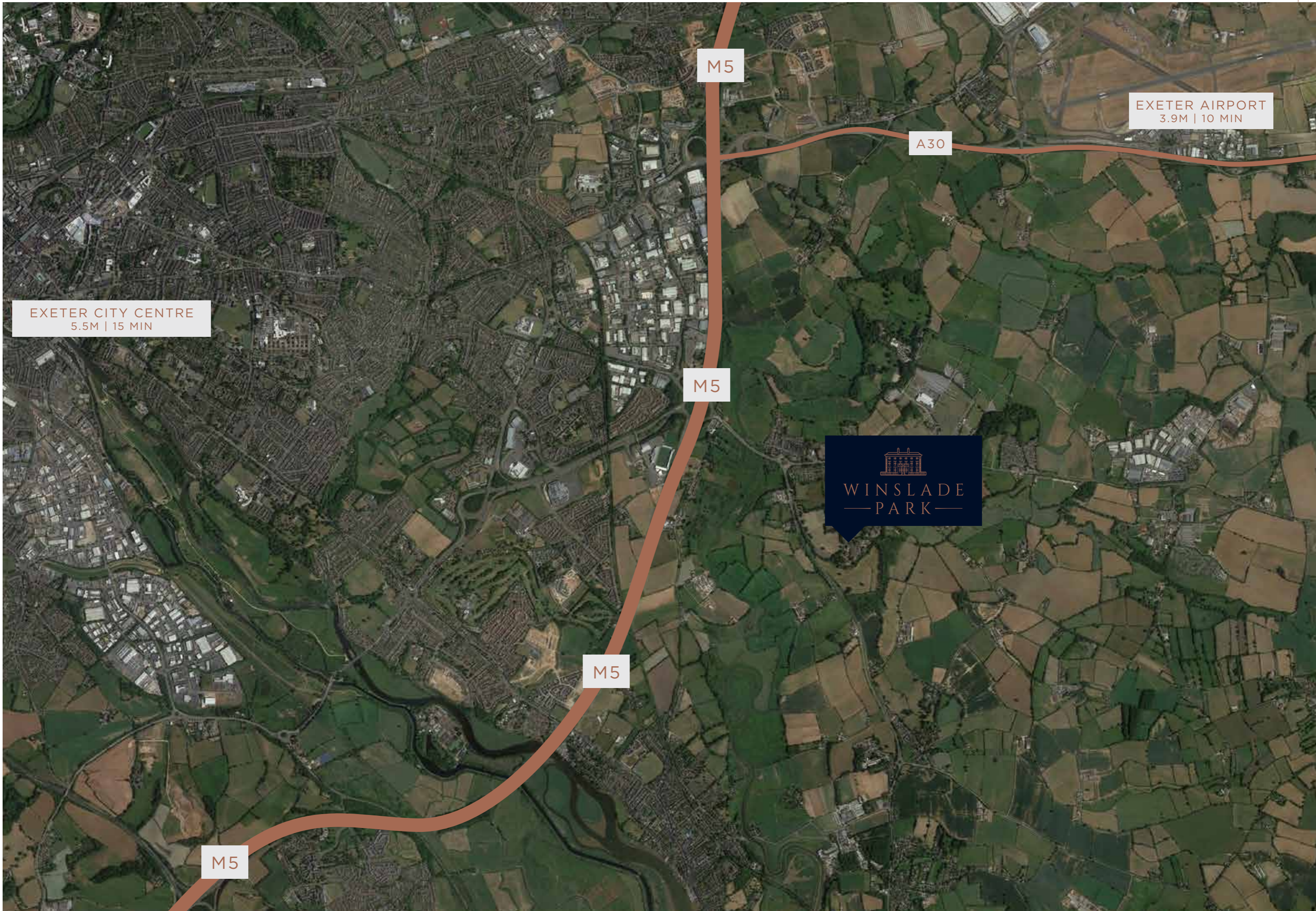
## TOM JOHNSON LIFESTYLE

Winslade Park's Wellbeing Director is former England and Exeter Chiefs professional rugby player Tom Johnson. His exclusive lifestyle and wellness brand, Tom Johnson Lifestyle, will support the superb on-site facilities in the £5M leisure complex.

High-end facilities include a boutique personal training fitness studio 'Number 6', a swimming pool, smart cafés and bars, and a range of carefully selected retail outlets and services.

A sports pavilion, sports pitches and areas to relax and recharge continue the wellness and balance theme across the park.

*Number*  
**6**



EXETER CITY CENTRE  
5.5M | 15 MIN

EXETER AIRPORT  
3.9M | 10 MIN

M5

A30

M5

  
WINSLADE  
— PARK —

M5

M5



Balance is not something that you find,  
it's something you create.



NEW APARTMENTS  
ZONE D

CLYST HOUSE &  
PARKING

BROOK  
HOUSE

THE STABLES  
HEALTH CLUB

WINSLADE HOUSE

PARKLAND

NEW HOUSING

COMMERCIAL SPORT  
PITCHES  
& NEW COMMUNITY  
CLUBHOUSE

WINSLADE MANOR

## CONTACT US



For more information or to request your pricing plan please contact us via:

[commercial@burringtonestate.com](mailto:commercial@burringtonestate.com)

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

01392 640644

