



WINSLADE  
— PARK —

CLYST HOUSE

WINSLADE PARK, CLYST ST MARY, EXETER

COMBINING WORKSPACE WITH LIFESTYLE

56,886 SQ FT / 5,285 SQ M



# YOUR LIFESTYLE CHOICE STARTS HERE

Clyst House offers 60,000 square feet of light contemporary workspaces over three floors uniquely designed and refurbished to a meticulous specification. Complete with a range of top-quality health, well being and lifestyle provisions, from fitness to childcare and baristas to business clubs at Winslade Park.

From 2,669 sq ft (248 sq m) up to 56,886 sq ft (5,285 sq m)

Available Q4 2023.



# YOUR DAY STARTS HERE

Setting a new standard in how we collectively live and work, Clyst House at Winslade Park is a lifestyle choice for businesses looking for sophisticated offices, for country living close to the thriving city of Exeter, and for joining a wellness community with outstanding health and wellbeing facilities.







## RAISE THE BAR

Set in the award-winning estate of Winslade Park Clyst House is a distinctive independent three storey office building, built in three wings around a central reception. The building benefits from soaring atriums, high suspended ceilings and raised floors. A covered pathway connects Clyst House to Winslade Manor and The Stables health club.

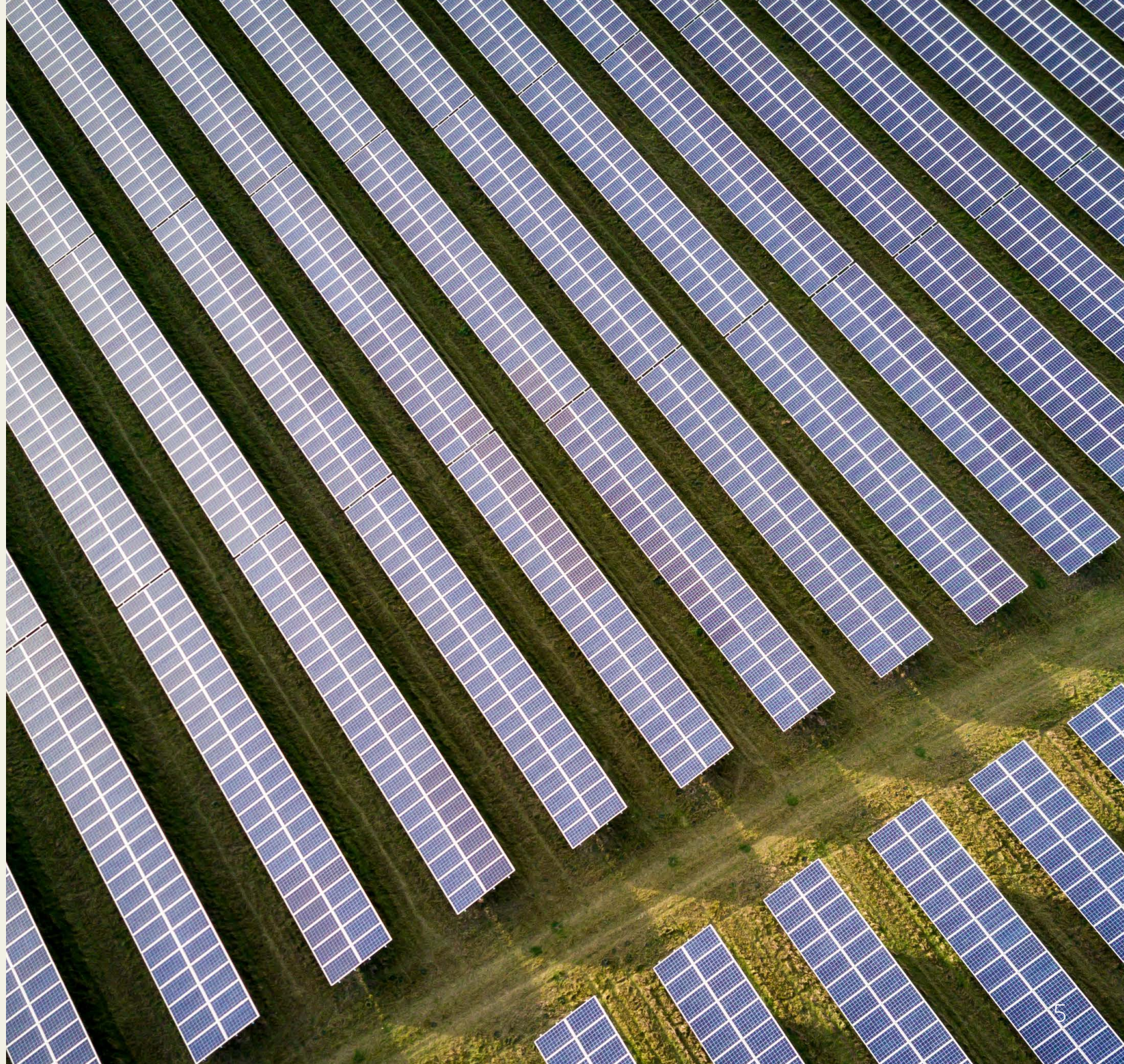


# NET-ZERO MISSION STATEMENT

Winslade Park's NETzero goal is to develop a renewable energy scheme that is capable of delivering the maximum peak demand required for full occupancy load and the future of EV charging.

The scheme will harness renewable energy from onsite solar arrays which will wrap around the energy demands of the rental offices, leisure facilities, restaurants and EV charging stations.

As part of the overall NetZero strategy, our mission is to reduce and/or omit grid dependency during peak production, improve sustainability and drastically reduce the carbon footprint of Winslade Park.







# CONNECTIONS ALL AROUND YOU

Winslade Park Exeter is less than a mile to the east of Junction 30 of the M5 motorway on the A376 Exmouth Road.

Immediately to the east of Exeter and just outside the City's urban boundary, Winslade Park is the ideal location for businesses looking to rent or buy offices, for country living close to Exeter, and for developing a wellness community around outstanding health, wellbeing and lifestyle provision.

The convenient location, just minutes from Exeter City Centre makes this a compelling choice for businesses of any size looking to relocate to state-of-the-art premises.

## From Exeter City Centre



## Exeter Airport



## M5



## A30



# LIFESTYLE AT THE HEART

Top quality lifestyle-provision, from fitness to childcare and baristas to business club, just some of the ways we are putting wellness and well-being at the heart of the vibrant new Winslade Park community. 35-hectares of stunning parkland will be enhanced to create the ultimate setting for living and working, including ample spaces for exercise and relaxation.

## Facilities to include:

- Tennis courts
- Running track
- Cricket pitch
- Cycle club
- Boot camps
- On site physio
- Wellness events







## SETTING NEW STANDARDS

The sensitive redevelopment of Winslade Park, Exeter, a Grade II\* listed building, set in the heart of stunning parkland, includes well appointed offices and lifestyle facilities. Our ethos is a commitment to flexibility, community, wellbeing and sustainability.



# A LIFESTYLE DESTINATION

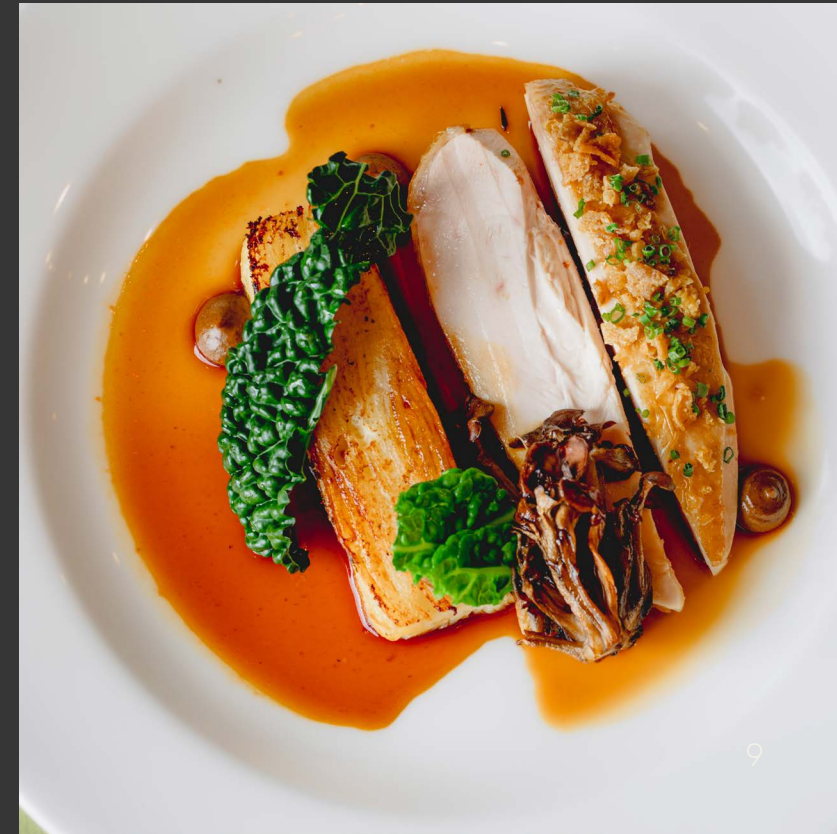
Set in 86 acres of parkland, Winslade Park creates the ultimate setting for wellness alongside living and working, with ample spaces for exercise and relaxation.

Start your day with a power breakfast or give your body and spirit a boost in the well-equipped PT Gym. Later, head over to Winslade Manor Bar and Restaurant for after work dining, drinks and views of the Park.

Winslade Park brings an exceptional hospitality and wellness destination for your workplace

## Amenity highlights

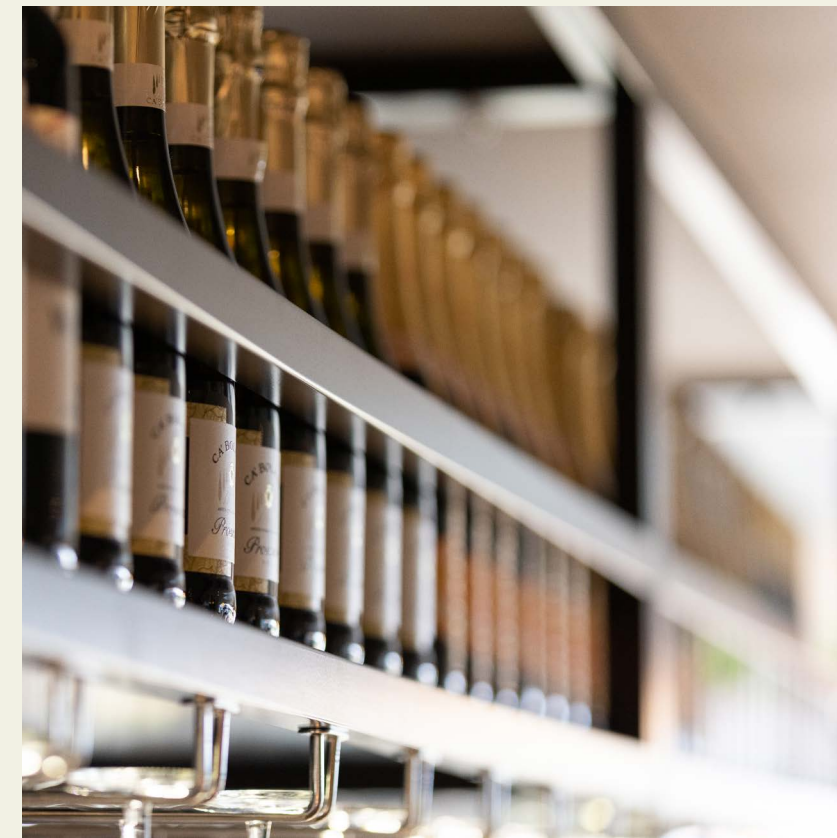
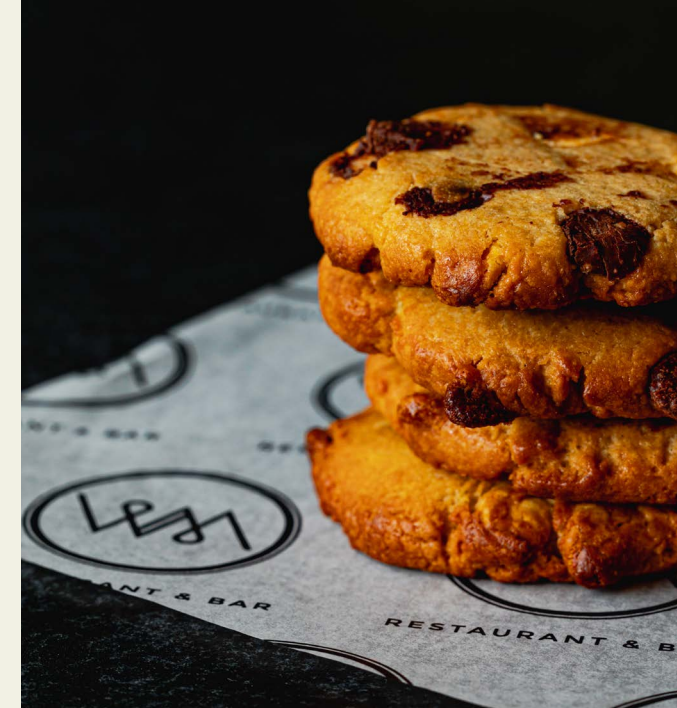
- Winslade Manor Bar and Restaurant headed by award winning chef Matt Mason
- The Forge Food Court
- Top of the range PT Gym
- Landscaped Parkland





## THE FORGE

The Forge is the latest space to be opened here at Winslade Park. A new multi-use space offers a number of different event and dining options. The Forge is also home to a new food experience serving daily specials and healthy eating options for tenants and Winslade visitors. Open to the general public who can now enjoy the relaxed seated area inside or outside on the large Forge Terrace.







Computer Generated Image - Indicative only

## FIRST PLACED AND FIRST CLASS

Clyst House will be sensitively restored  
for a distinct sense of arrival.



Image prior to refurbishment

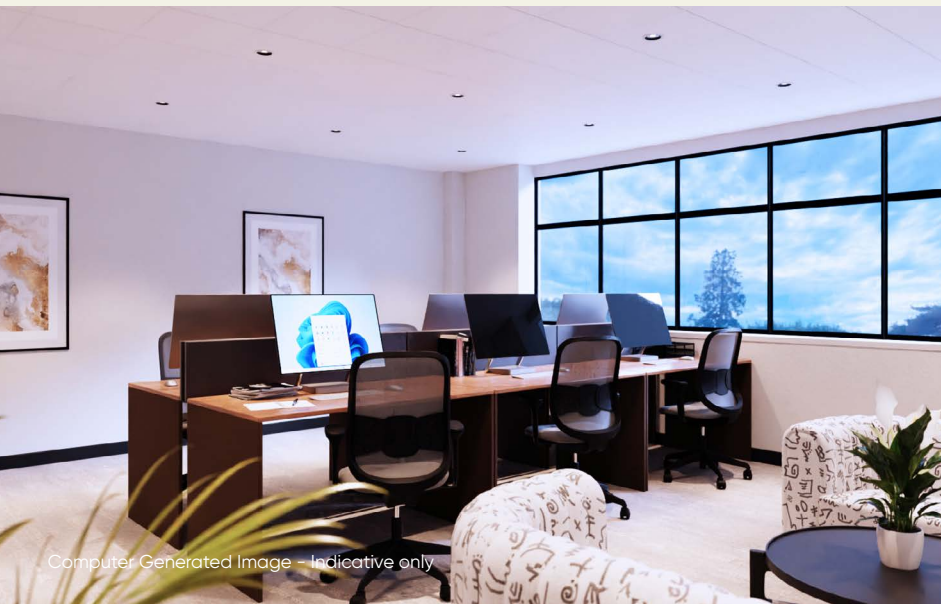


# LIGHT AND SPACIOUS

Clyst House offers flexible, light workspaces that are to be meticulously refurbished to the highest modern specifications, with market leading sustainability features. Every detail has been thoroughly considered.



Computer Generated Image - Indicative only



Computer Generated Image - Indicative only



Computer Generated Image - Indicative only



## FLOOR AREAS

56,886 sq ft available  
to command attention,  
inspire your people and  
discover your potential.

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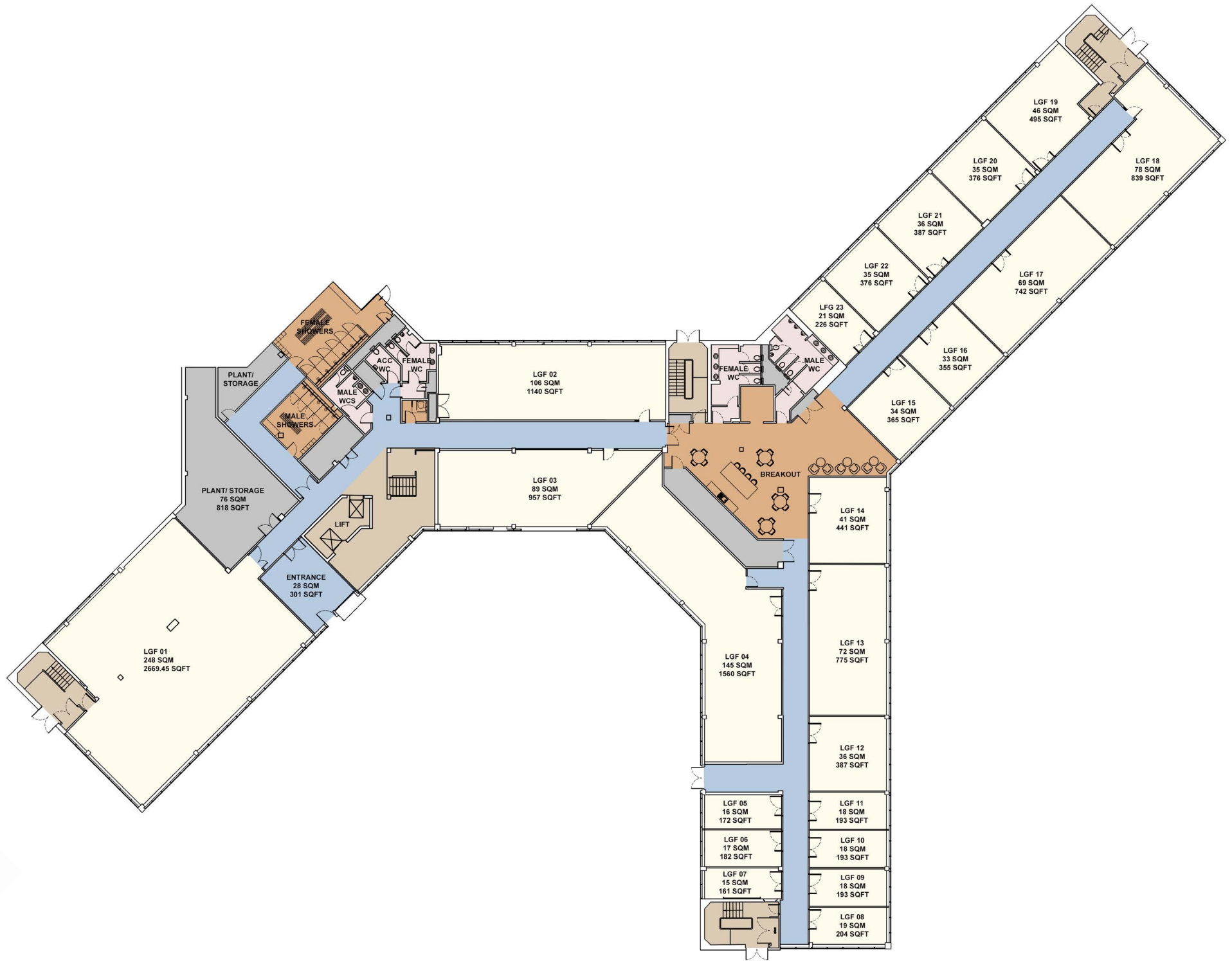
FIRST FLOOR	21,829 SQ FT / 2,028 SQ M
GROUND FLOOR	21,656 SQ FT / 2,012 SQ M
LOWER GROUND FLOOR	13,401 SQ FT / 1,245 SQ M
TOTAL	56,886 SQ FT / 10,570 SQ M



# LOWER GROUND FLOOR

13,401 SQ FT  
/ 1,245 SQ M

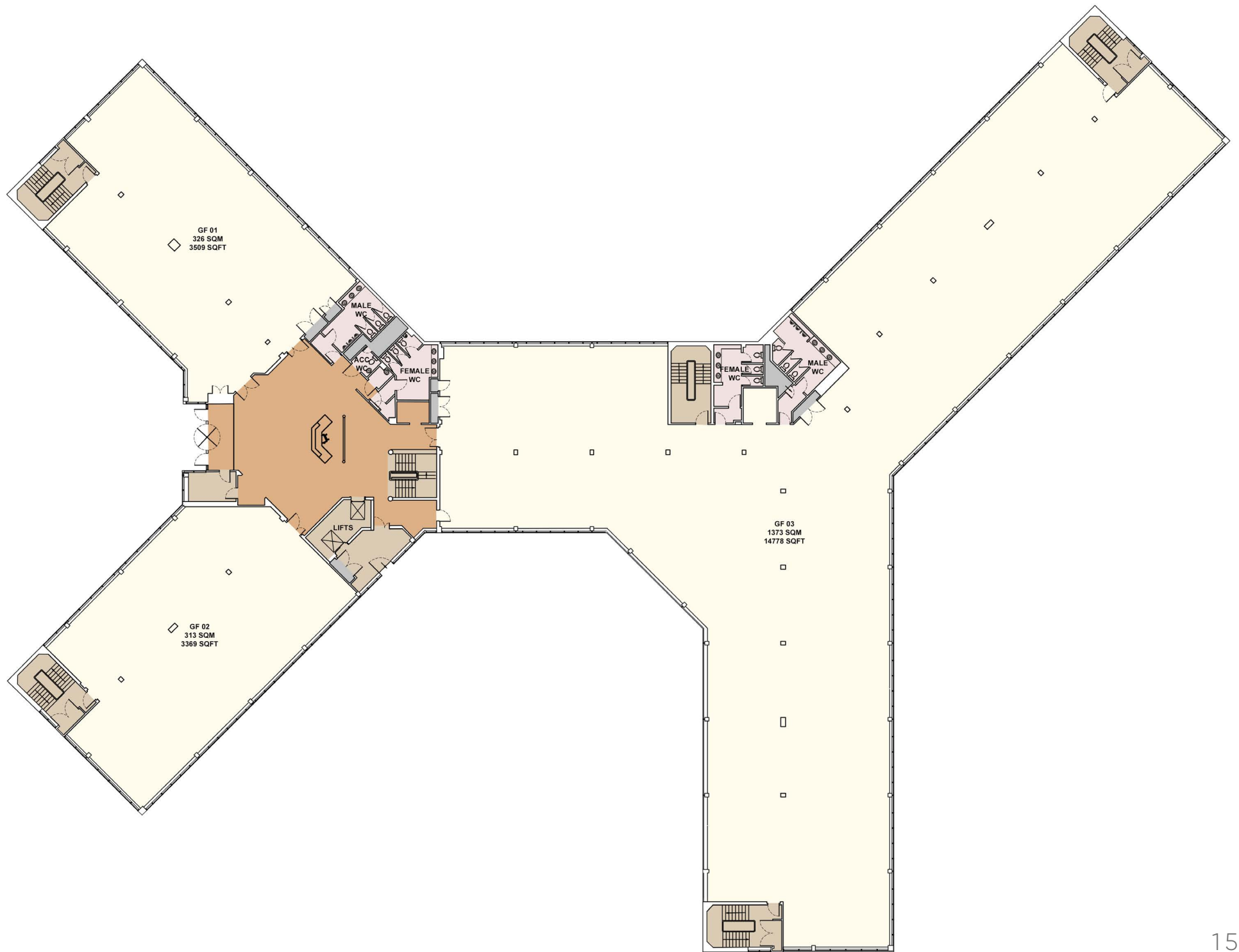
- AMENITIES
- CORE
- WC
- OFFICE
- CIRCULATION
- PLANT/STORAGE





# GROUND FLOOR

21,656 SQ FT  
/ 2,012 SQ M



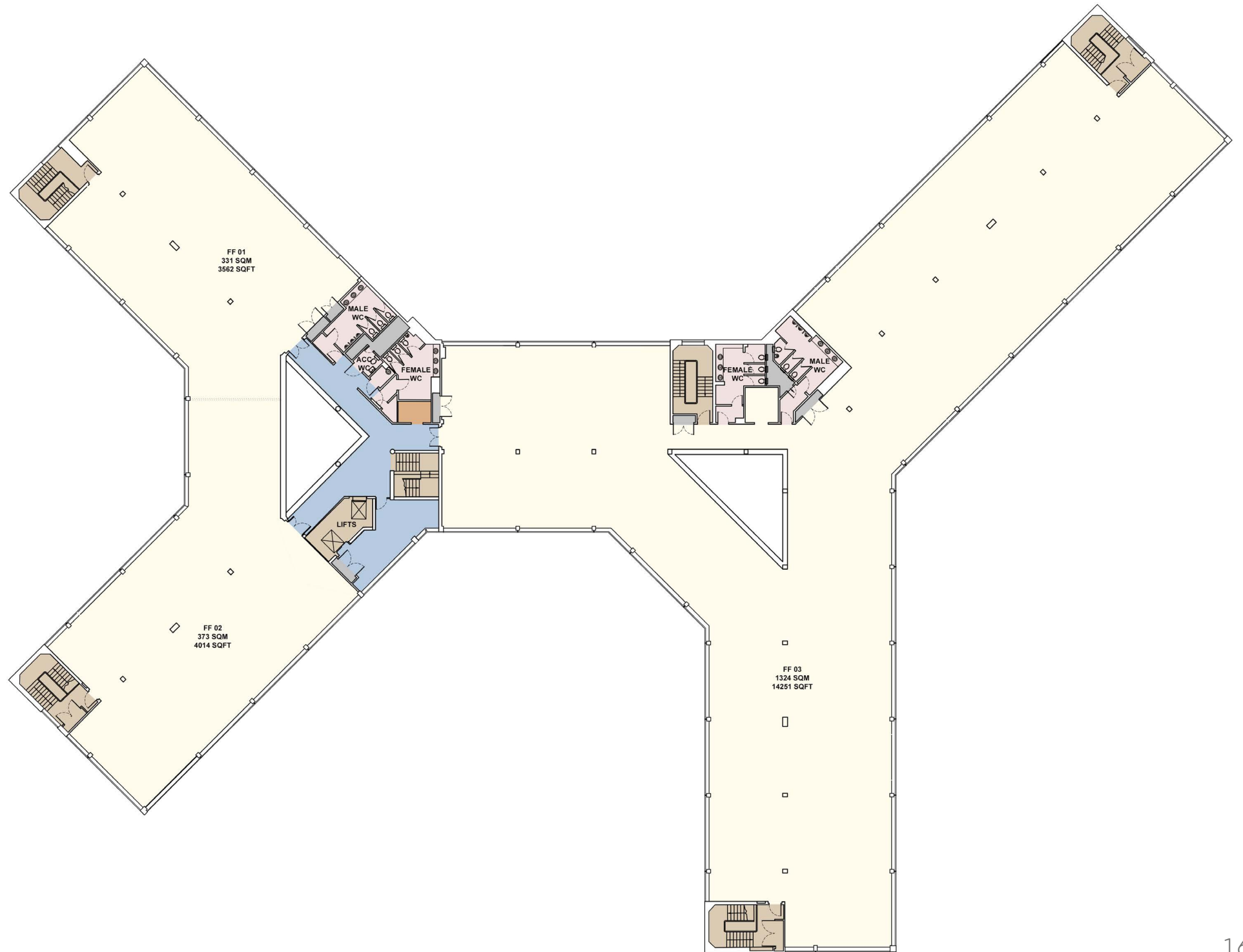
- AMENITIES
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# FIRST FLOOR

21,829 SQ FT  
/ 2,028 SQ M





# SPECIFICATION

- 2.7m Clear floor to ceiling heights
- LED Lighting
- 2 x 10 person passenger lifts
- Raised floor with 160mm void
- Male and female and DDA WC's on every floor
- EPC B
- 10 GB ultra fast fibre
- Car Parking 1 per 200 sq ft
- Bike Store
- New Suspended Ceiling
- Full Height atrium reception
- Cat 6A Cabling throughout
- Flexible floor plates
- EV Charging
- Showers and changing facilities





A photograph of a bar area in a restored manor. The bar is a long, dark counter with a light-colored top. Behind the bar is a large window with a dark frame and a decorative gold-colored metal piece in the center. The window looks out onto a building with classical architectural details. On the bar counter, there are various bottles of alcohol, a fruit basket, and other bar accessories. To the left, there is a coffee machine and a stack of white linens. To the right, there is a rack of glasses and a silver bucket. In the foreground, there are five dark green bar stools. The ceiling features a large, circular chandelier with many thin, vertical rods. The walls are decorated with ornate, light-colored wallpaper featuring floral and bird motifs. The overall atmosphere is elegant and classic.

BUILT IN THE EARLY 19TH CENTURY, WINSLADE  
MANOR, SET IN THE HEART OF DEVON, HAS BEEN  
LOVINGLY RESTORED FROM ITS CLASSICAL ORIGINS  
AND REWOVEN INTO A LIFESTYLE DESTINATION  
AND LUXURY OFFICES.





# WINSLADE — PARK —

**BURRINGTON ESTATES COMMERCIAL LTD**  
WINSLADE MANOR, MANOR DRIVE, EXETER EX5 1FY



TRANSFORMATION



BEST COMMERCIAL  
DEVELOPMENT

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