



EMPEROR HOUSE
SECOND FLOOR OFFICES
TO LET - 7,707 SQ FT
Grenadier Road, Exeter Business Park,
Exeter, Devon, EX1 3LH



DESCRIPTION

The available space comprises the second floor of Emperor House. The building was let in its entirety to LV= on completion in 2017 with the second floor now surplus to requirements. The building is of high specification with a modern fit-out which has seen little use and is therefore in very good condition.

Designed with a central core the floor can be split with each wing having shared use of a central kitchen and breakout area.

Each wing has a meeting room as well as partitioned areas for photocopiers and storage. The desks shown in the photos are available. Two lifts serve the floor and there is a shower accessed from the lobby.

- **One of the Best EPC Ratings in Exeter EPC A (12)**
- **Unrivalled Southerly Views**

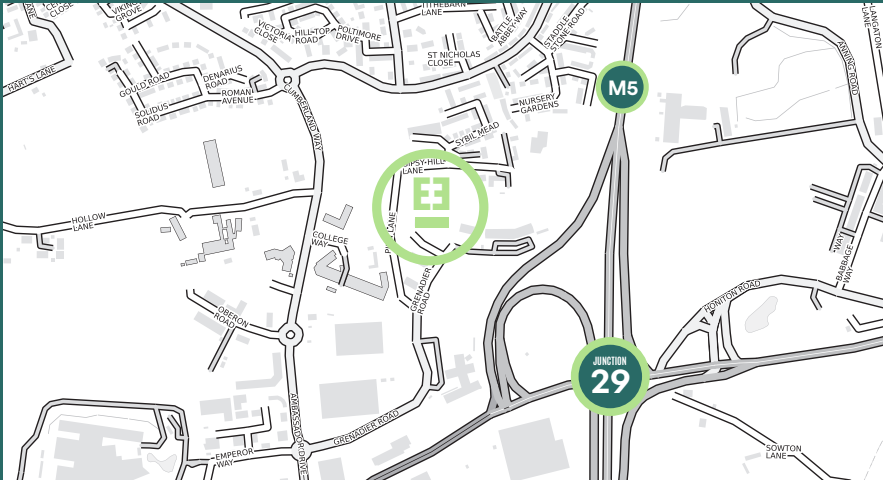


LOCATION

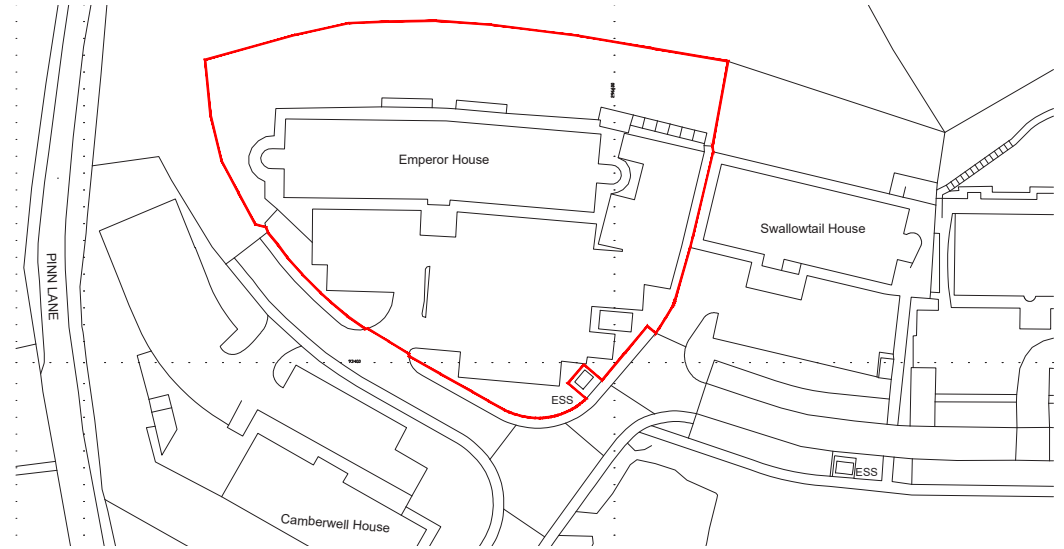
The building is located on the popular Exeter Business Park, just off Junction 29 of the M5. It sits amongst the newer buildings on the development.

The estate is served by Honiton Road Park and Ride along with multiple bus stops along Honiton Road and Ambassador Drive. Pinhoe train station is within walking distance. Immediately to the rear of the building is the E3 cycle route linking East Devon to Exeter City Centre. Exeter Airport is only 2.5 miles away via the A30.

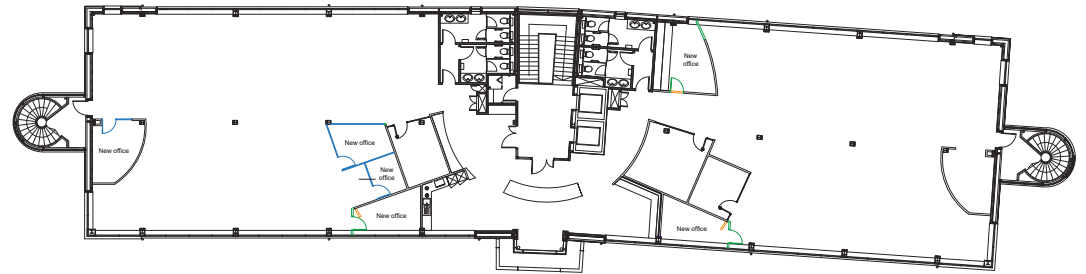
Neighbouring occupiers include LV= Vistry Oxygen House EDF Energy and Ashfords Solicitors.



LOCATION PLAN (NTS)



DEMISE PLAN (NTS)



SECOND FLOOR PLAN (NTS)

PARKING

The second floor benefits from 20 car parking spaces. Further spaces may be available by negotiation.

SERVICES

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

RENT

For details of quoting terms contact the agents.

PLANNING

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 277888 or contact exeter.gov.uk

BUSINESS RATES

Interested parties should make their own enquiries with the Valuation Office - voa.gov.uk

CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020 - rics.org

ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is A (12) and the full certificate can be provided on request.

Emperor House is a three-storey, fully serviced 22,500 sq. ft building featuring a highly insulated cladding system, LED lighting and a roof top solar installation with a capacity of 128kW.

The building also benefits from a resilient data and electrical supply meaning the office can continue operating in a power cut. The Emperor House solar installation alone will generate more than 120,000 kWh of electricity, the equivalent of 40 homes, saving over 57 tonnes of CO2 each year

This makes Emperor House one of the most energy efficient buildings on the market.



TERMS

The second floor benefits from 20 car parking spaces. Further spaces may be available by negotiation.

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 the landlord's discretion.

VAT

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

ANTI MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only with the sole agents:



Andrew Pearce
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