

THE LOOKOUT

EX1 3UT

UNIQUE STAND ALONE OFFICE

Perfect for *your* business



TO LET OR TO BUY

BESPOKE PROMINENT OFFICE

6,834 SQ.FT. (635 SQ.M.) WITH 21 CAR SPACES

A DEVELOPMENT BY

SUMMERFIELD



THE BUSINESS PARK

Exeter Business Park is the City's acknowledged prime Business Park comprising a landscaped environment of over 80 acres where leading organisations like the Met Office and EDF Energy choose to be. Its importance as a business location is firmly established thanks to its superb elevated position, excellent visibility and support facilities.

Attracting Big Names:

- Met Office
- EDF Energy
- HSBC
- DHL
- LV Group
- ATASS
- Regus
- Goodridge

The park also includes a number of on-site facilities for occupiers including; hotel, public house, crèche, dental surgery, serviced office, self storage and ATM banking. Nearby facilities also include Sainsbury's.

THE LOOKOUT

The Lookout occupies a prominent position opposite Gadeon House (EDF Energy) with outstanding views south and east of Exeter down the Exe Valley and towards Haldon Hill.

The Lookout will be a two storey building of contemporary style incorporating 21 on site car spaces. The ground floor will access into a balcony decking area providing a place for amenity and functions.

SPECIFICATION

The Lookout will be a highly efficient building benefitting from the following features:

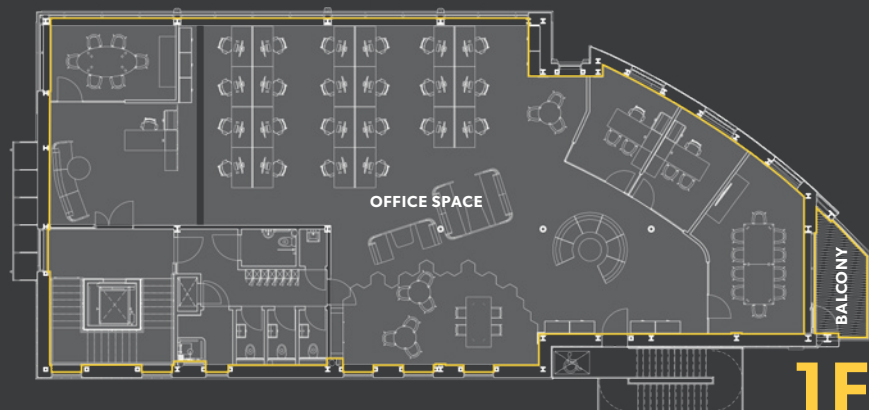
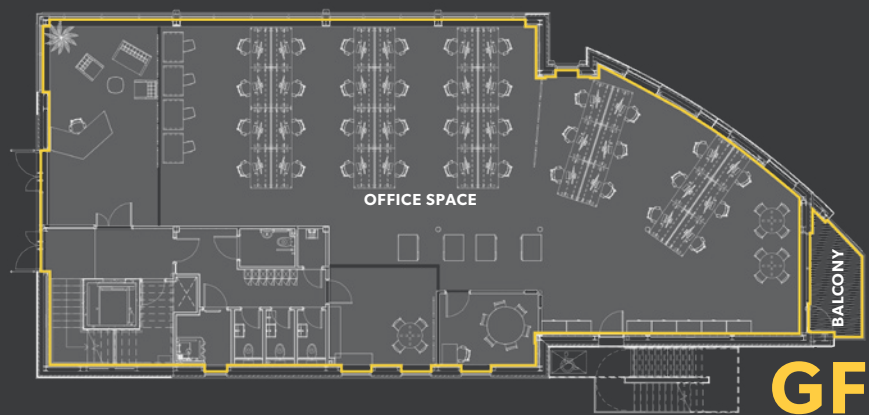
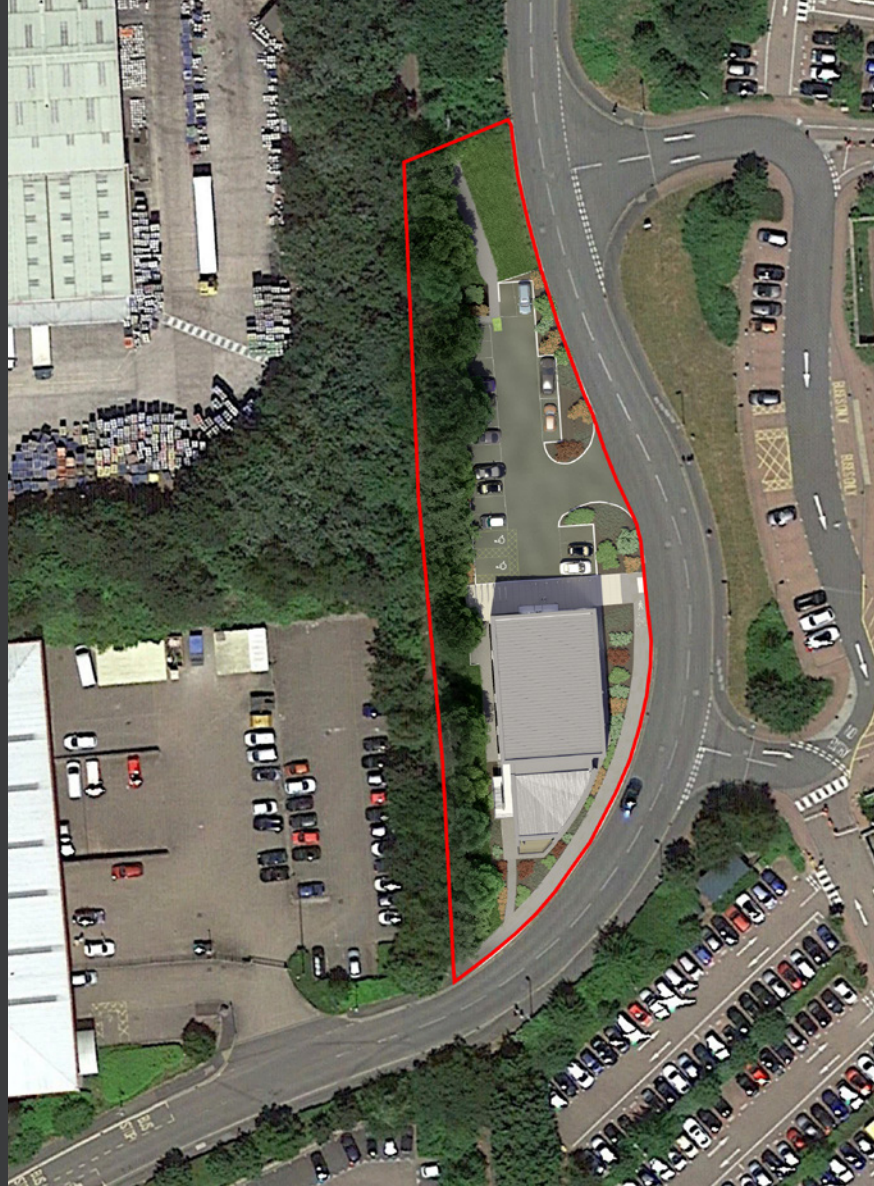
- Target EPC A rating
- Naturally ventilated
- Option of air conditioning
- Option of solar PV
- Shower room
- Movement sensitive LED lighting
- Fully DDA compliant
- Cycle shelter

TERMS

Available on a freehold basis or on an occupational lease as a whole or floor by floor.

VAT

VAT will be payable on any rent or the purchase price.





ACCOMMODATION

The approximate net internal floor areas are:

GF

Zone	Area m ²	Area ft ²
Office Space	309.7	3,333.6
Balcony	8.6	92
Total	318.3	3,425.6

1F

Zone	Area m ²	Area ft ²
Office Space	308.1	3,316.4
Balcony	8.6	92
Total	316.7	3,408.4

There are 21 allocated car parking spaces.

NB. The measurements are net internal areas and have been measured in accordance with IPMS 3.

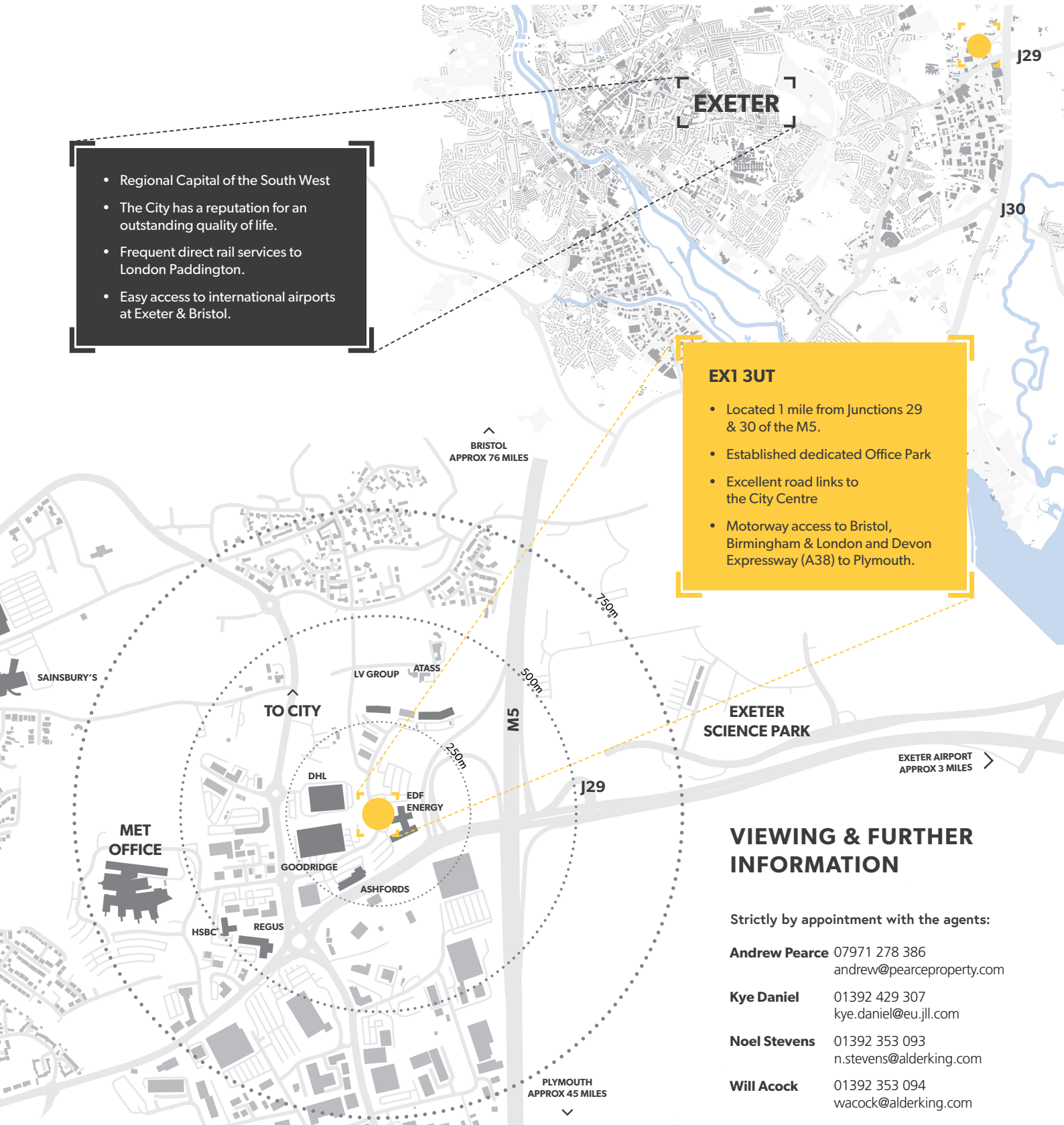


EXETER

- Regional Capital of the South West
- The City has a reputation for an outstanding quality of life.
- Frequent direct rail services to London Paddington.
- Easy access to international airports at Exeter & Bristol.

EX1 3UT

- Located 1 mile from Junctions 29 & 30 of the M5.
- Established dedicated Office Park
- Excellent road links to the City Centre
- Motorway access to Bristol, Birmingham & London and Devon Expressway (A38) to Plymouth.



VIEWING & FURTHER INFORMATION

Strictly by appointment with the agents:

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