



# WINSLADE — PARK —

## CLYST HOUSE

WINSLADE PARK, CLYST ST MARY, EXETER

COMBINING WORKSPACE  
WITH LIFESTYLE

55,866 SQ FT / 5,190 SQ M  
TO LET





# YOUR LIFESTYLE CHOICE STARTS HERE

Clyst House offers contemporary workspaces over three floors uniquely designed and refurbished to a meticulous specification. A blend of offerings from serviced offices to larger lease spaces, complete with a range of top-quality health, wellbeing and lifestyle provisions, from fitness to childcare and baristas to business clubs at Winslade Park.

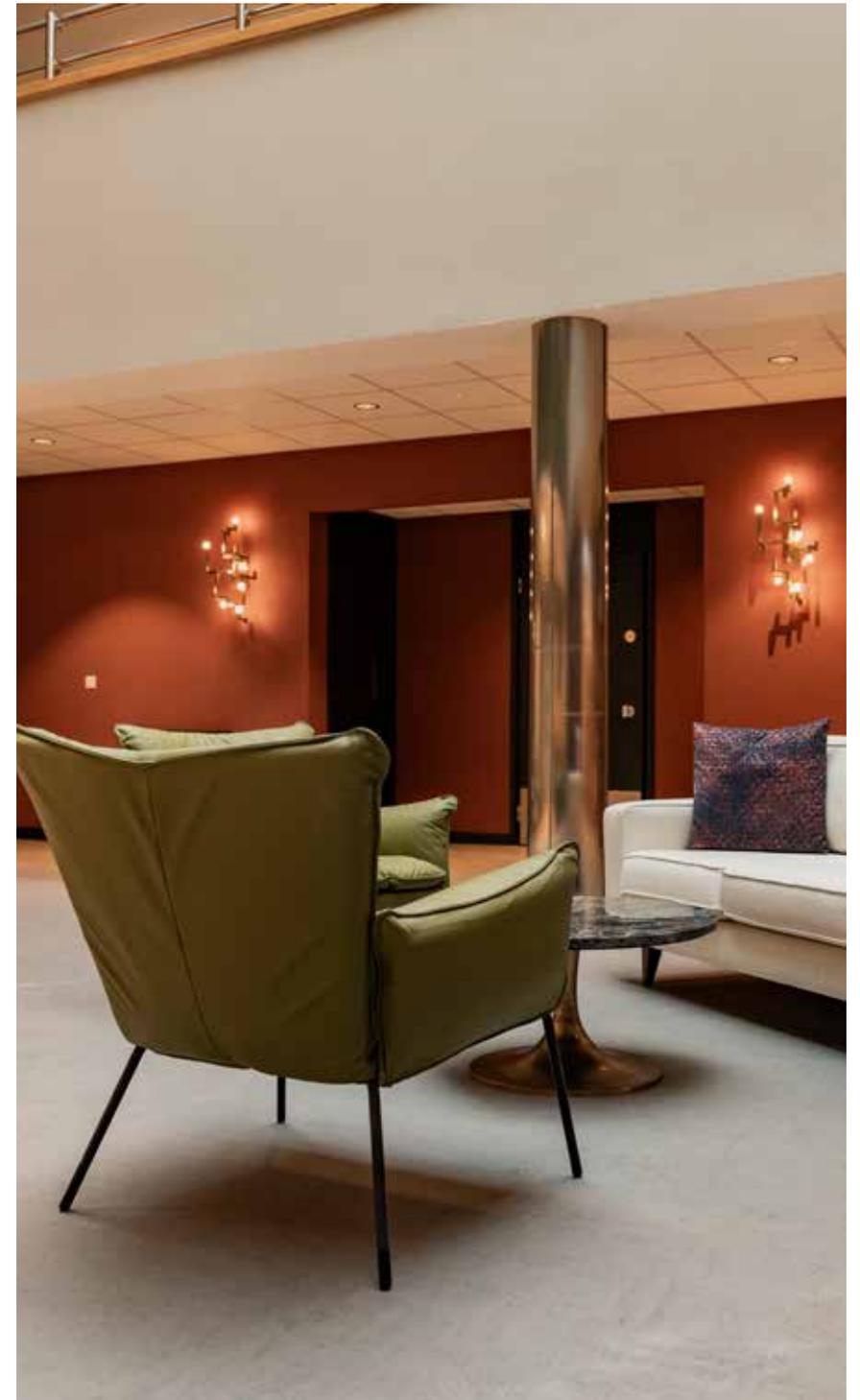
Serviced offices:  
3 up to 20 desk offices

Grade A office space:  
From 755 sq ft



## 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 ceilings and raised floors. A covered pathway connects Clyst House to Winslade Manor and The Stables health club (coming soon).





## NET - ZERO

Winslade Park's NetZero approved scheme is to develop renewable energy that can deliver 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 (EPC A +), leisure facilities, restaurants and EV charging stations.

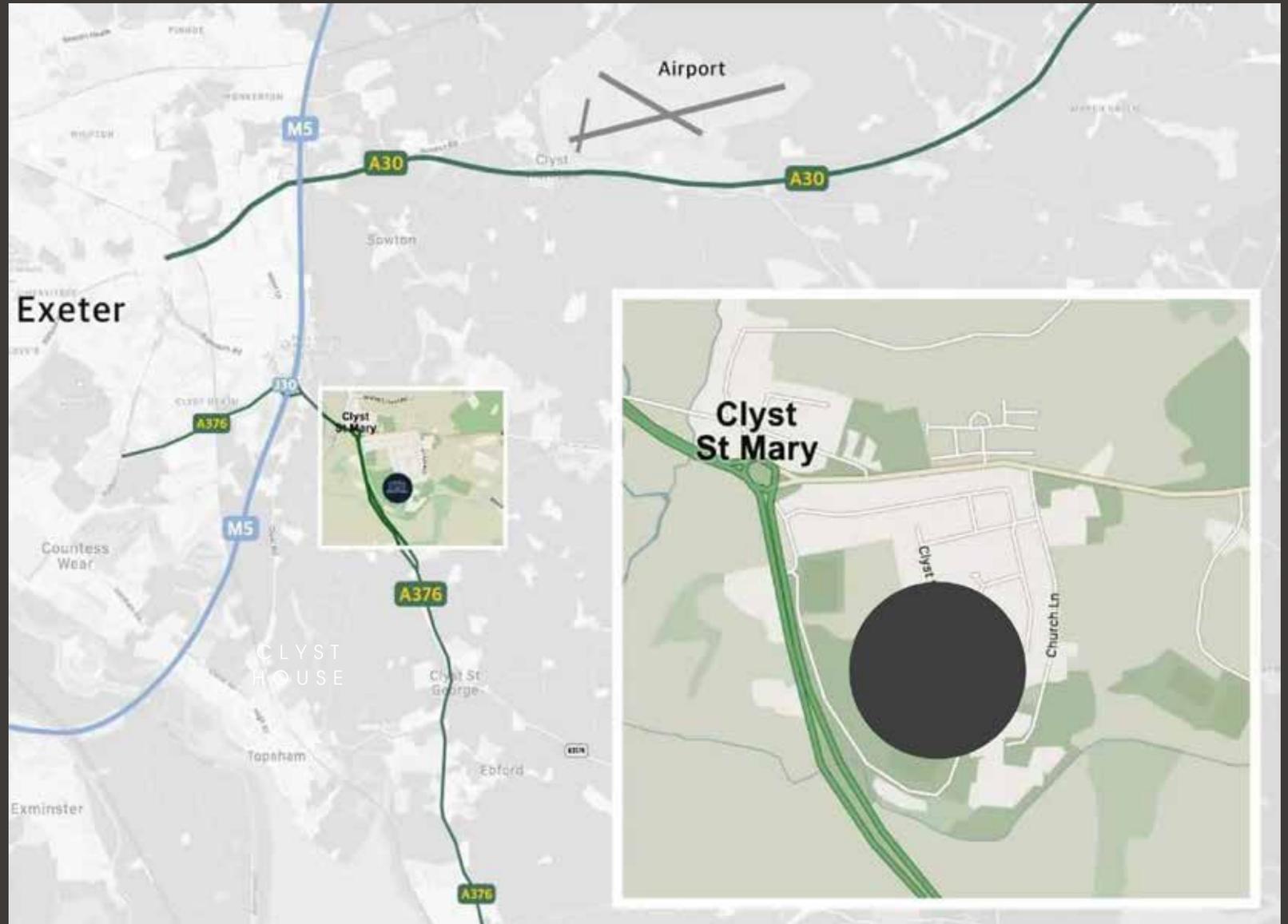
As part of the overall NetZero strategy, our mission is to reduce and/or omit grid dependency during peak production, improve sustainability and drastically reduce the carbon footprint of Winslade Park.

# 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.



# 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
- Nature trails
- Cricket pitch
- Cycle/Spin Studio
- Boot camps
- On site physio
- The Vault Gym
- Cycle Club
- Landscaped Parkland
- Manor Cellar Café
- Winslade Manor Bar & Restaurant
- Events Spaces
- Meeting Rooms





## 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



# THE FORGE

The Forge is a new multi-use space which can cater for events, weddings, team building days and conference to name a few.





## 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.

# ACCOMMODATION SCHEDULE

55,866 sq ft available  
to command attention,  
inspire your people and  
discover your potential.

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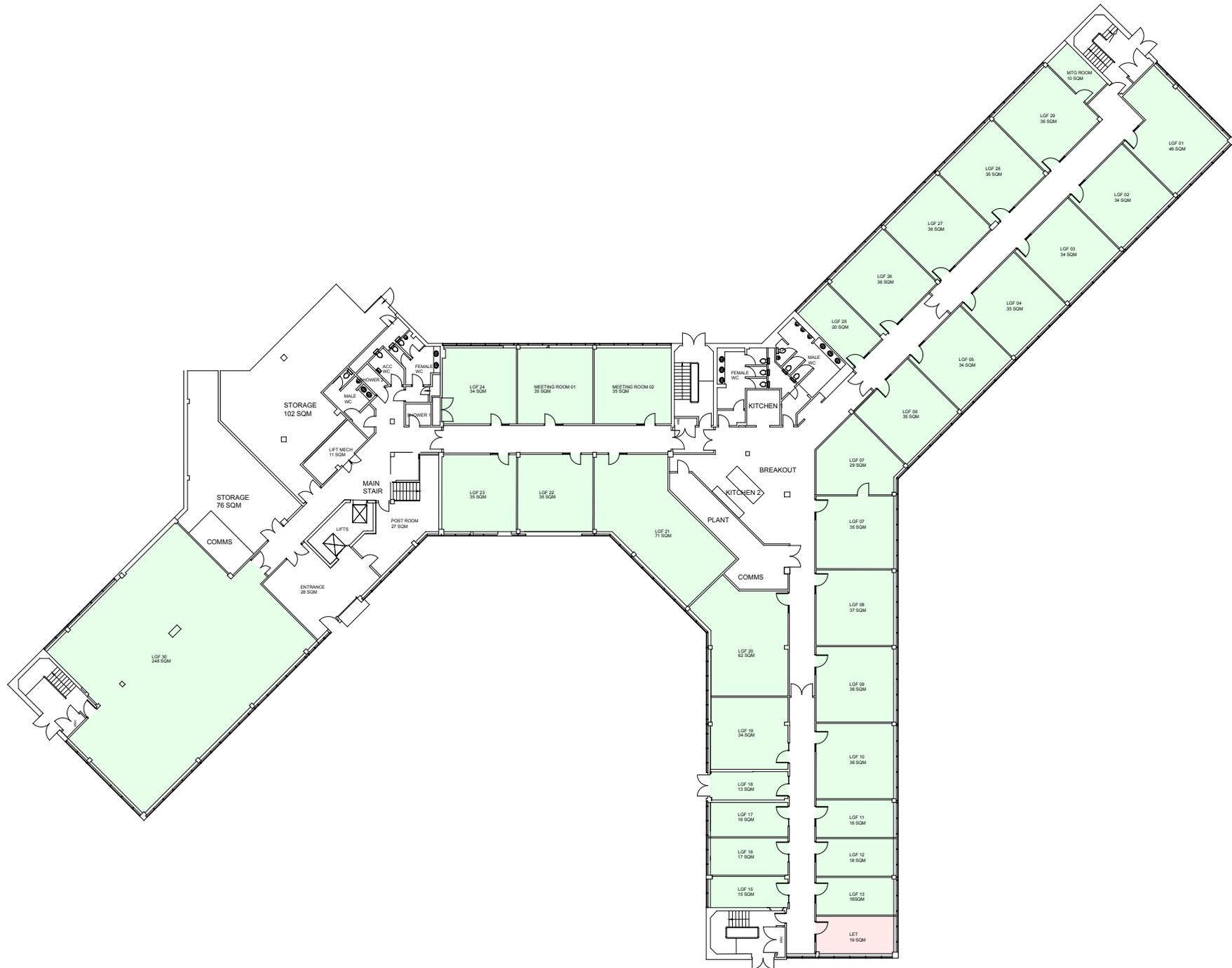
FIRST FLOOR	21,830 SQ FT / 2,028 SQ M
GROUND FLOOR	20,170 SQ FT / 1,874 SQ M
LOWER GROUND FLOOR	13,866 SQ FT / 1,288 SQ M
TOTAL	55,866 SQ FT / 5,190 SQ M

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FLOOR	TOTAL SIZE	DESCRIPTION	AVAILABILITY
Lower Ground Floor	13,866 sq ft ( 1288 sq m )	Serviced Office Space LGF 30	30 suites – 3 desk offices up to 20 desk offices 2,669 sq ft ( 248 sq m )
Ground Floor	20,170 sq ft ( 1,874 sq m )	Grade A Offices GF 01 GF 02 GF 04 GF 05 GF 06 GF 07 GF 08	Sangfroid Group Ltd 3,423 sq ft( 318 sq m ) 755 sq ft (70.18 sq m) 2192 sq ft (203.6 sq m) 5452 sq ft (506.47 sq m) 1335 sq ft (124 sq m) HaskoningDHV UK Ltd
First Floor	21,830 sq ft ( 2,08 sq m )	FF 01/FF 02 FF 03/FF 04 FF 05 FFO6 FFO7 FFO8	Unity 5 Ltd Prydis Support Ltd Organic Development Ltd 396 sq ft ( 36.8 sq m ) 5274 sq ft (490 sq m) 770 sq ft (71.5 sq m)
	55,866 sq ft ( 5,190 sq m )		

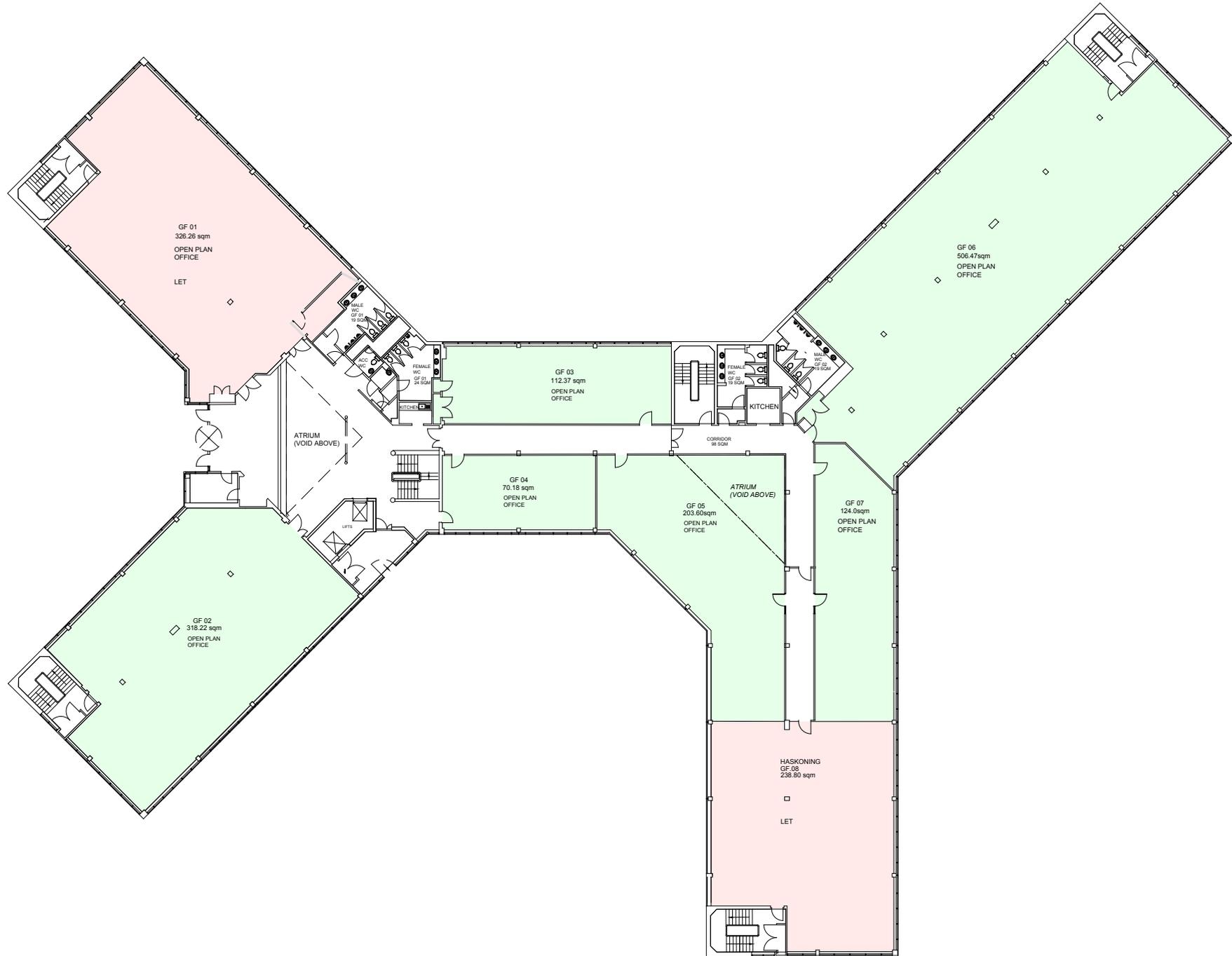
# LOWER GROUND FLOOR

13,866 SQ FT  
/ 1,288 SQ M



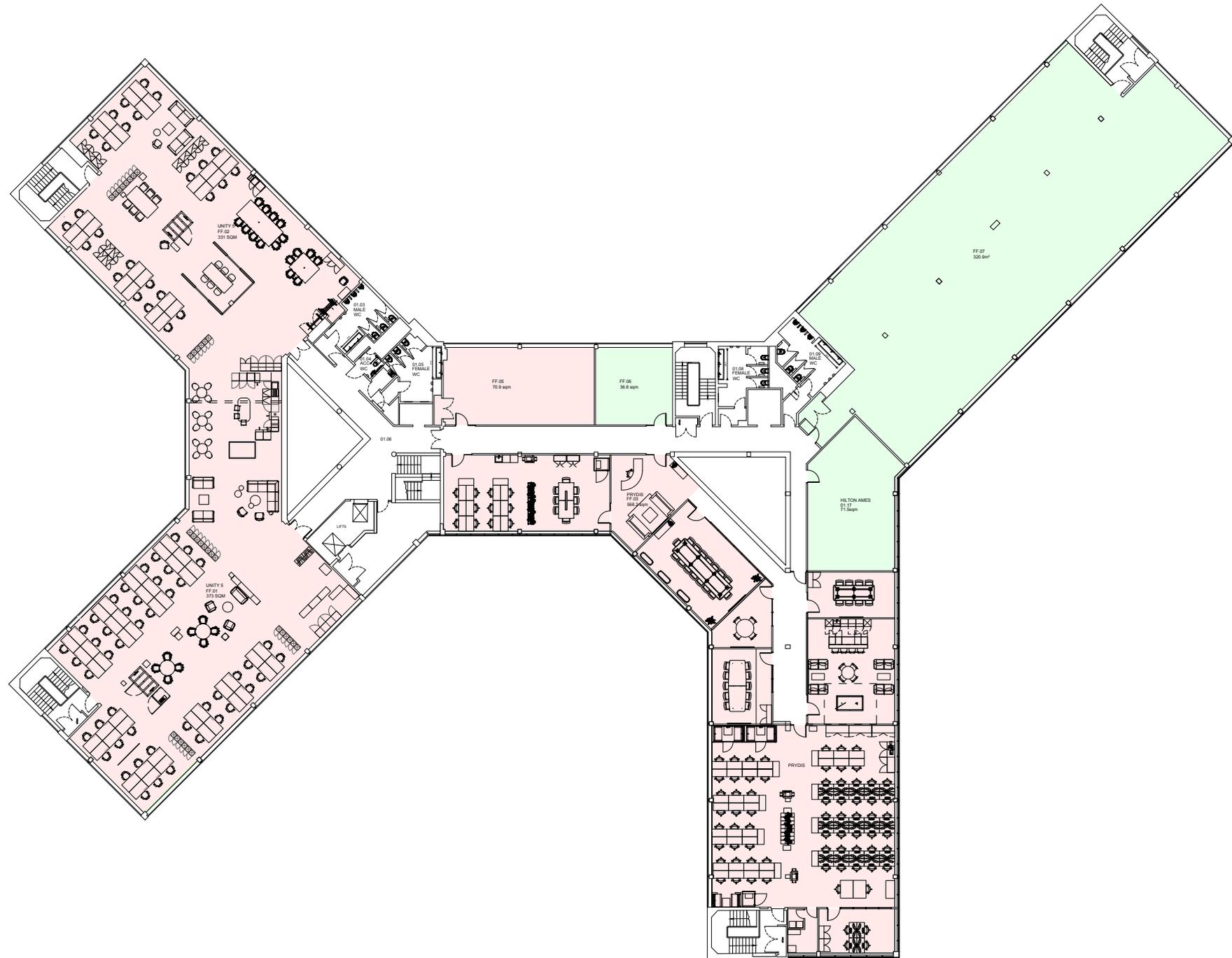
# GROUND FLOOR

20,170 SQ FT  
/ 1,874 SQ M



# FIRST FLOOR

21,830 SQ FT  
/ 2,028 SQ M



# SPECIFICATION

2.7m Clear floor to ceiling heights

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LED Lighting

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2 x 10 person passenger lifts

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Raised floor with 160mm void

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Male and female and DDA WC's  
on every floor

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EPC B

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10 GB ultra fast fibre

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Car Parking 1 per 200 sq ft

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Bike Store

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Full Height atrium reception

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Cat 6A Cabling throughout

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Flexible floor plates

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EV Charging

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Showers and changing facilities

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**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.**

# TENANT DIRECTORY





# WINSLADE — PARK —

**WINSLADE PARK LTD**  
MANOR DRIVE, EXETER, EX5 1FY



TRANSFORMATION



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