

TO LET

Top Floor Office Accommodation



Hawthorn House

Exeter Business Park, Exeter EX1 3QS



HECTOR PEARCE

Intelligent real estate

3,739 - 4,251 sq ft (347 - 394 sq m)



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SUMMARY

Hawthorn House presents an exceptional opportunity to occupy premium, modern office space within one of Exeter's most prominent business parks. Recently refurbished to a high standard, the property offers flexible, well-appointed accommodation designed to meet a variety of business requirements.

- High-specification office suites with contemporary finishes
- Ready for immediate occupation
- Flexible floor layouts to suit a range of occupier needs
- Stunning scenic views with private balconies
- LED lighting / EPC Rating C
- Passenger lift access
- Excellent on-site parking provision
- Viewing strongly recommended

LOCATION

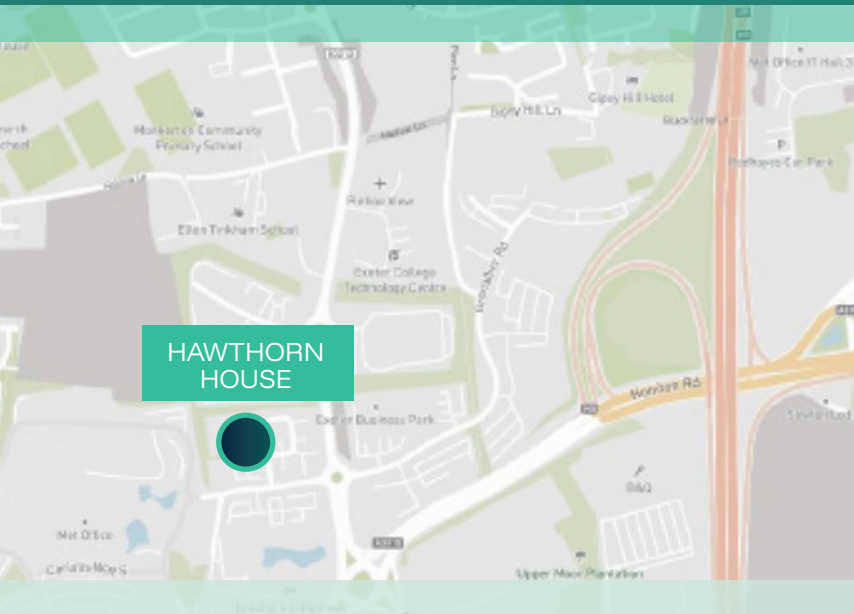
Hawthorn House is strategically located within Exeter Business Park, offering excellent transport links and ease of access. Positioned adjacent to Junction 29 of the M5 motorway, the park also benefits from close proximity to the A30, A38, and A380, ensuring seamless connectivity across the region.

The location is well-served by public transport, including the nearby Honiton Road Park & Ride, offering quick access into Exeter city centre.

Exeter Business Park is recognised as a premier out-of-town business destination, attracting a host of leading occupiers including The Met Office, EDF Energy, The Exeter, First Databank and Regus.

DESCRIPTION

The top floor of Hawthorn House is available either as two separate suites or as a combined space, both of which are ready for immediate use.



Suite 1

This spacious suite includes 19 dedicated parking spaces and is arranged to provide a private kitchen and breakout area, separate meeting room, and a generous balcony overlooking a picturesque lake. Recent upgrades include new LED lighting throughout.

Suite 2

A self-contained suite featuring 3 dedicated parking spaces, a kitchenette on the first floor, and a private balcony, offering a comfortable and functional workspace.

Both suites benefit from high-quality finishes and flexible layouts, ideal for a range of modern business uses.

AVAILABILITY

The accommodation is available immediately, either as a whole or in part, offering flexibility to suit a range of occupier requirements.





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ACCOMMODATION

The property is available as a whole or in part. The accommodation comprises the following areas, measuring in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

	M ²	FT ²	PARKING
Suite 1	347	3,739	19
Suite 2	47	512	3
Total NIA	394	4,251	22

In addition to the parking listed above, there are a further four parking spaces available by way of separate licence.

BUSINESS RATES

Interested parties are encouraged to make their own enquiries at <https://www.tax.service.gov.uk/business-rates-find/search>

EPC

Suite 1 has an EPC of C-62 and Suite 2 has an EPC of C-72.

TERMS

New lease on terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

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ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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