

STRATUS HOUSE

EXETER BUSINESS PARK, EMPEROR WAY, EXETER EX1 3QS

PRIME OFFICE OPPORTUNITY TO LET



PROPERTY SUMMARY

Stratus House is a modern, detached, multi-let office building, originally constructed in 2006 to a high specification. It features a generous car park and occupies a secluded setting with views over a lake to the rear.

The office suites and shared areas are being fully refurbished to a high standard.

- Fully accessible raised floors
 - Suspended ceilings
 - Air conditioning
 - Onsite parking
- LED lighting
 - Kitchenette
 - WC facilities

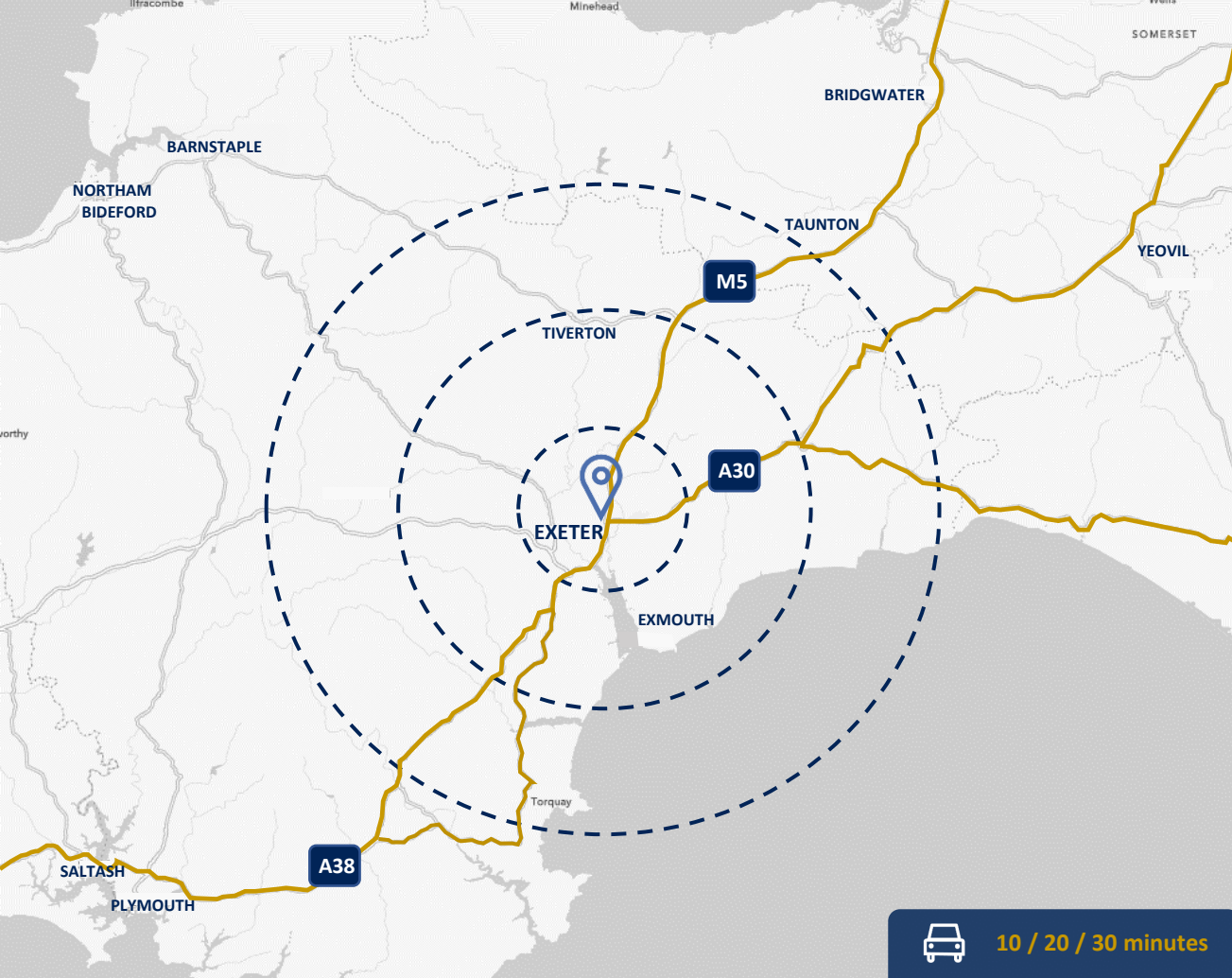
PLANNING

This property has consent for B1 Office Use.



Unit	ft ²	m ²	Parking
Part Ground Floor	2,584	240.1	12 spaces
Second Floor	8,425	782.7	38 spaces
Total	11,009	1,023	50 spaces

*Net Internal Areas stated, subject to final measurement



LOCATION

The building is located on the popular Exeter Business Park, just off J29 of the M5.

The estate is served by a park and ride facility with Pinhoe and Digby & Sowton train stations within walking distance. Exeter airport is located 2.5 miles to the east and accessed off the A30.

Neighbouring occupiers include the Met Office, The Exeter, Ashfords Solicitors, EDF and Regus.

	Destination	Miles
	M5	0.5
	A30	0.5
	Railway station	1.0
	City Centre	3.8

TERMS

Rent upon application.

RATEABLE VALUE

We are informed by the Valuation Office Agency that the Ground Floor has a Rateable Value of £28,750 and the Second Floor has a Rateable Value of £90,000.

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 landlords' discretion. Each party is responsible for their own legal costs.

VAT

VAT will be charged at the prevailing rate.



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 agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

E P C

The Energy Performance Certificate for the Ground Floor is C(55) and the Second Floor is B(37).



For further information or to arrange an inspection, please contact the joint agents:



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