

PRIME OFFICE OPPORTUNITY TO LET



# STRATUS HOUSE

EXETER BUSINESS PARK EMPEROR WAY EXETER EX1 3QS



1,330 - 11,029 sq ft (123.6 - 1,024.6 sq m)



# STRATUS HOUSE

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## PROPERTY SUMMARY

Stratus House is a modern, detached multi-let office building originally constructed in 2006 and designed to a high specification. The property has recently undergone a comprehensive refurbishment, now completed, delivering high-quality office suites and upgraded common areas throughout.

The accommodation provides bright, contemporary workspace with fully accessible raised floors, suspended ceilings, air conditioning and energy-efficient LED lighting. Occupiers also benefit from modern WC amenities and ample on-site car parking.

Set within a peaceful, private location overlooking a lake, Stratus House combines an attractive outlook with strong access to local amenities and transport links, making it an ideal choice for businesses seeking a high-quality and well-connected office environment.

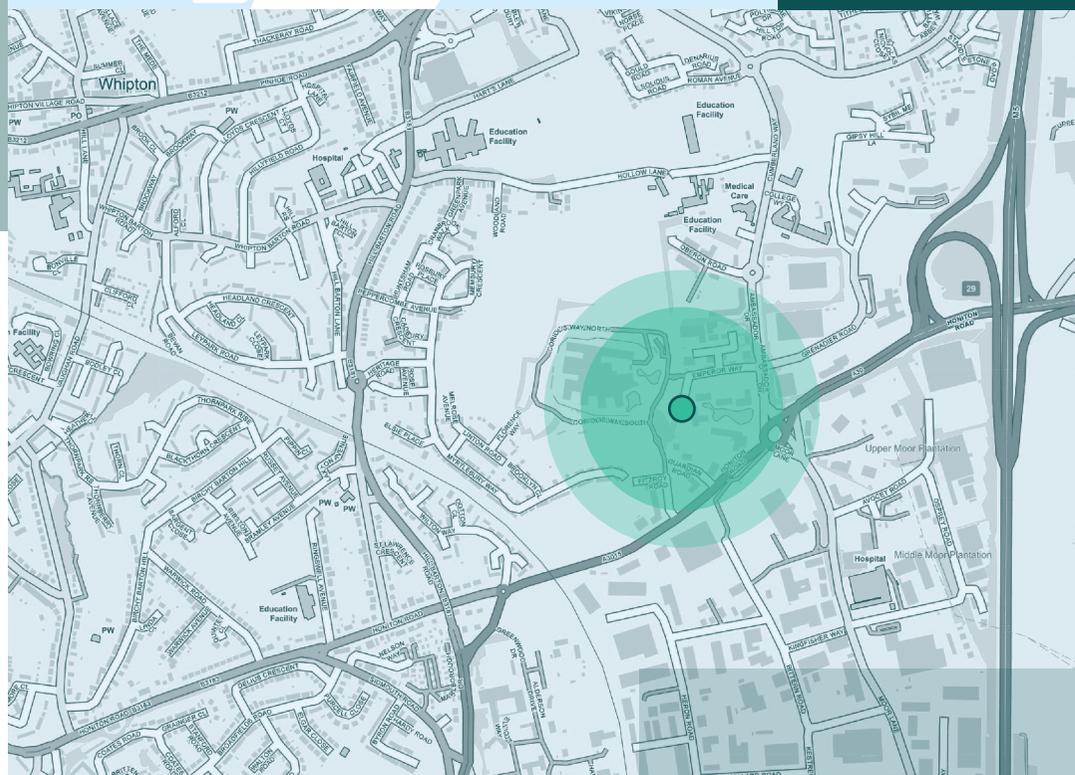
- Refurbished modern detached office building
- Flexible, multi-let office suites
- Air conditioning and LED lighting throughout
- Raised floors and suspended ceilings
- Upgraded WC facilities
- Generous on-site parking
- Landscaped setting with lake views





# STRATUS HOUSE

EXETER BUSINESS PARK EMPEROR WAY EXETER EX1 30S



## LOCATION

Stratus House is situated on the well-regarded Exeter Business Park, just off Junction 29 of the M5, providing excellent road connectivity. The estate benefits from a park and ride facility, with Pinhoe and Digby & Sowton train stations within walking distance. Exeter Airport is approximately 2.5 miles to the east, easily accessible via the A30.

The building is conveniently located for travel by car, with central Exeter around 10 minutes, the wider city and surrounding areas within 20 minutes, and the broader region accessible within 30 minutes.

Neighbouring occupiers include high-profile companies such as the Met Office, Ashfords Solicitors, EDF, and Regus, reinforcing the park's reputation as a thriving business hub.

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



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## ACCOMMODATION

	Sq ft	Sq m	Parking
Part Ground Floor	2,584	240.1	12
Part Second Floor C	1,330	123.6	6
Part Second Floor A	3,015	280.1	14
Part Second Floor B	4,100	380.9	18
<b>Totals</b>	<b>11,029</b>	<b>1,024.7</b>	<b>50</b>

Net Internal Areas stated, subject to final measurement. The Second Floor can be provided as a open plan floor plate of 8,445 sq ft (784.6 sq m).

## BUSINESS RATES

Prospective occupiers are advised to make their own enquiries with the Valuation Office Agency (VOA) to confirm the current business rates liability.

## TERMS

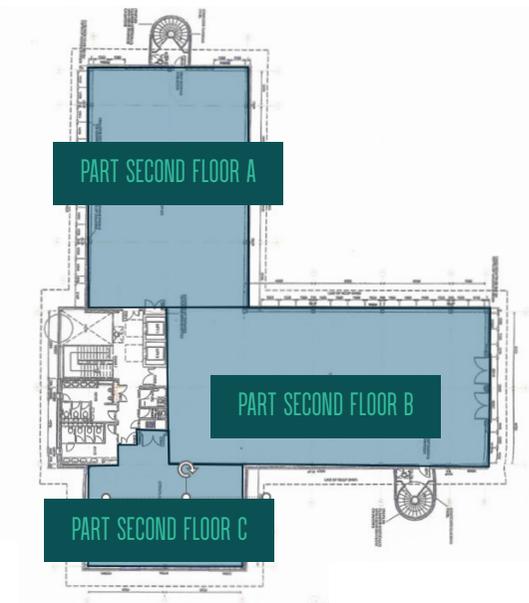
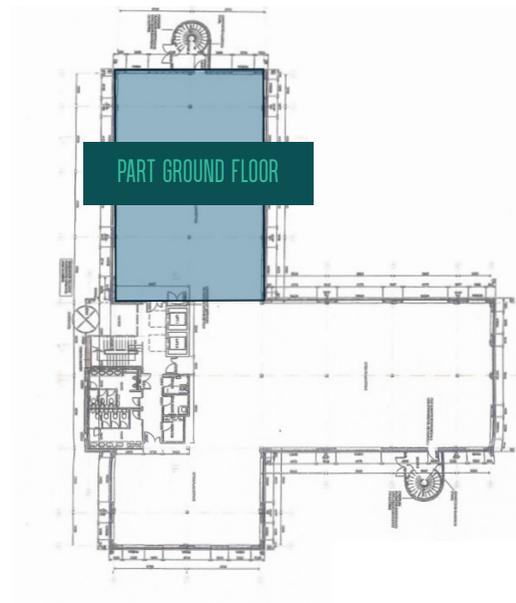
Rent upon application.

## 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.



## FLOOR PLANS





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### 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.

### EPC

The Energy Performance Certificate is B(39).



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