



# TO LET

# Hawthorn House

Emperor Way Exeter Business Park, Exeter, EX1 3QS

2nd Floor Offices – 3,739 sq ft net approx.

- Suitable for alternative uses within Class E



# Location

Hawthorn House is located on the popular Exeter Business Park, just off J.29 of the M5.

The estate is served by a Park and Ride facility, with Pinhoe and Digby & Sowton train stations within easy walking distance. Exeter Airport is also located just 2.5 miles to the east and accessed off the A30.

Neighbouring occupiers include The Met Office, The Exeter, NFU Mutual, Bishop Fleming and Regus.



**M5**



**0.5 miles**

**A30**



**0.3 miles**

**Railway  
station**



**1.1 & 2.0 miles**

**City Centre**



**2.9 miles**

# Accommodation

## Description

The property comprises a newly refurbished second floor office suite, providing light and airy open plan office accommodation benefitting from dual aspect, double glazed aluminum framed windows. In addition, there is a corner office and a modern kitchen/staff breakout room. WC's are provided in the communal entrance foyer.

The accommodation is finished to a high specification incorporating;

- Newly-carpeted suspended floor,
- Bright painted walls,
- GCH via wall-mounted radiators,
- Fully accessible raised floor with floor boxes
- LED 'lux' flat-panel lighting,
- Air conditioning to meeting room,
- Lift access

**Fully accessible raised floors with floor boxes**



**Suspended ceilings**



**Onsite parking**



**Recessed LED lighting**



**Kitchenette**



**WC facilities**



## Parking

The accommodation has a total of 19 demised parking spaces. Limited further parking spaces are available under separate licence at additional cost, if required.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Second Floor	3,739	347
<b>TOTAL</b>	<b>3,739</b>	<b>347</b>

# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use within Use Class E but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277 888 or <https://exeter.gov.uk/>.

## Business Rates

Rateable Value: £40,250 (2023- present)

UBR Small Business multiplier: £0.499

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is B49. The full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Service Charge

A service charge is payable as contribution to running and maintaining the communal parts. Full details available on request.

## Lease Terms

The property is available on a new effective full repairing lease for an initial lease term of five years. The lease will incorporate an upward-only rent review and tenant break option on expiry of the third year.

## Rent

The property is offered to let on a stepped rent basis, as displayed below:

Year 1: £50,500 excl of VAT

Year 2: £52,350 excl of VAT

Year 3: £54,200 excl of VAT

## Legal Costs

Each party is to be responsible for their own legal costs.

## 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 the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT is payable on the rent and other costs. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

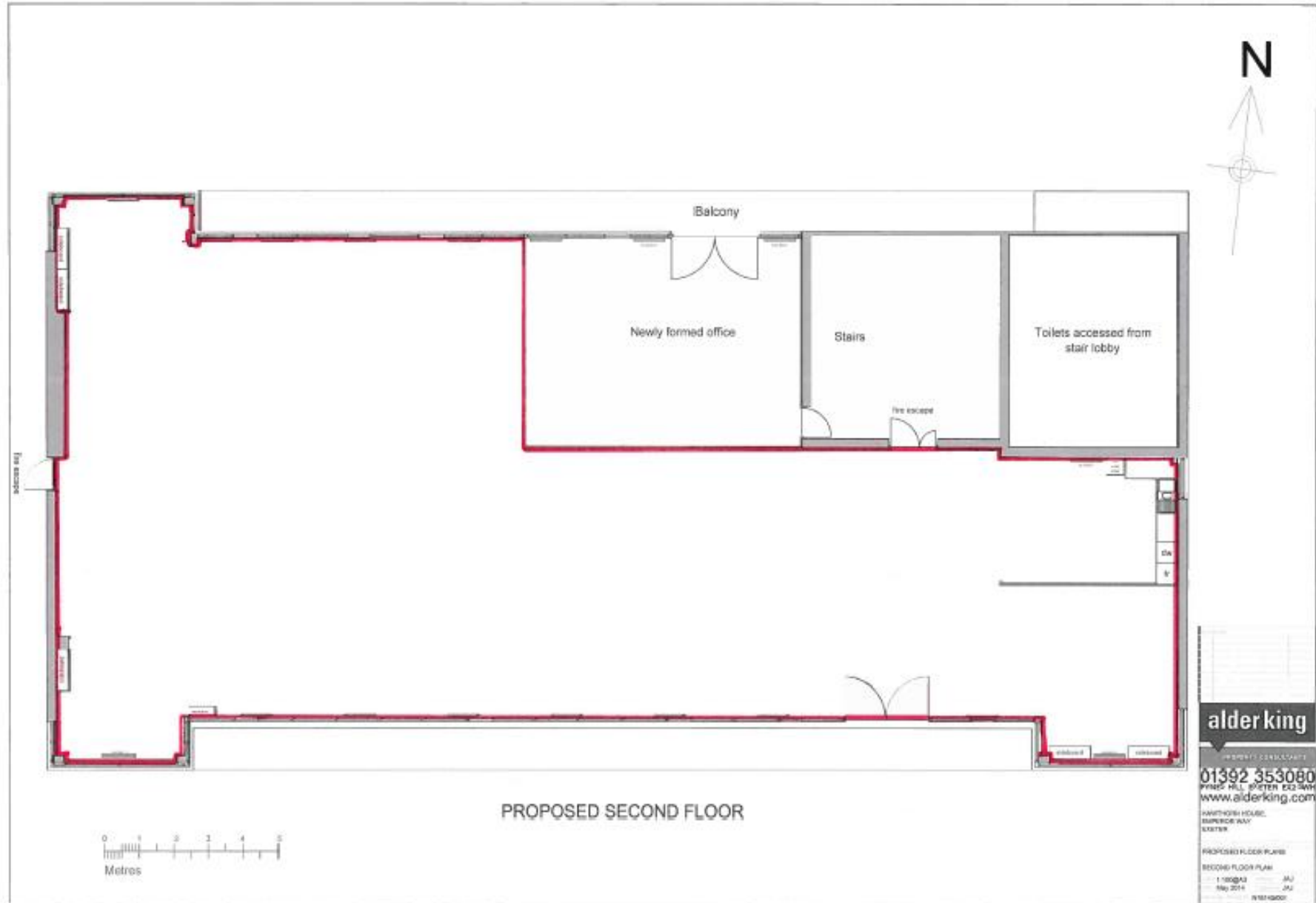
## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**alder king**

PROPERTY CONSULTANTS





# Viewing Arrangements

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



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter, EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** WA/JAS/98295

**Date:** Jan 2024

**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.