



TO LET

**Osprey**  
House

OSPREY ROAD, SOWTON, EXETER, EX2 7WN  
3,744 - 32,693 sq ft (348 - 3,037 sq m)

**EXCELLENT PARKING**

**FLEXIBLE LEASE  
TERMS AVAILABLE**



# DESCRIPTION

Osprey House is a substantial 3 storey office building of concrete frame construction under a profile roof with part rendered part clad elevations located in a secure compound with a large surface car park of some 284 car spaces including disabled and visitor spaces.

Contiguous to the offices is a separately accessed yard and warehouse occupied by National Grid.

The building has two entrances – the main entrance which has an imposing canopy off the car park and to the side is a ramped access to the main lift and stair core. There is a secure compound for back – up generators/UPS.

The entrance reception is spacious with concierge desk and seating. There are male, female and disabled WC and shower facilities on the ground floor and further showers on the second floor, which has lift access.

The office suites are large and open plan with raised floors on the first floor and partly refurbished. The ground floor larger suite has been divided into smaller offices, meeting rooms and a spacious breakout area.

The south wings on all 3 floors are linear and are to be refurbished.

Ceilings are suspended with recessed lighting and the building benefits from air – conditioning and perimeter trunking on ground and second floors for services distribution.

The R D & E occupy the first floor as ancillary accommodation to the Nightingale Hospital opposite and the NHS community services team also occupy part of the second floor.



# LOCATION

Osprey House is located on Sowton Industrial Estate, one of Exeter's primary business locations situated 0.6 miles from Junction 29 and Junction 30 of the M5 motorway and 1.3 miles from Digby and Sowton Railway Station with links to Exeter St David's station.

Osprey Road is accessed via Moor Lane which connects to the M5. The property is located on the eastern side of Sowton Industrial Estate, access off Osprey Road.





POLSLOE BRIDGE



JUNCTION 29

M5

JUNCTION 30

M5

Osprey House

EXETER SCIENCE PARK

EXETER AIRPORT →

PREMIER INN

SOWTON

SOWTON PARK & RIDE



DIGBY & SOWTON

TRAVELODGE

WESTPOINT ARENA

HILL BARTON BUSINESS PARK

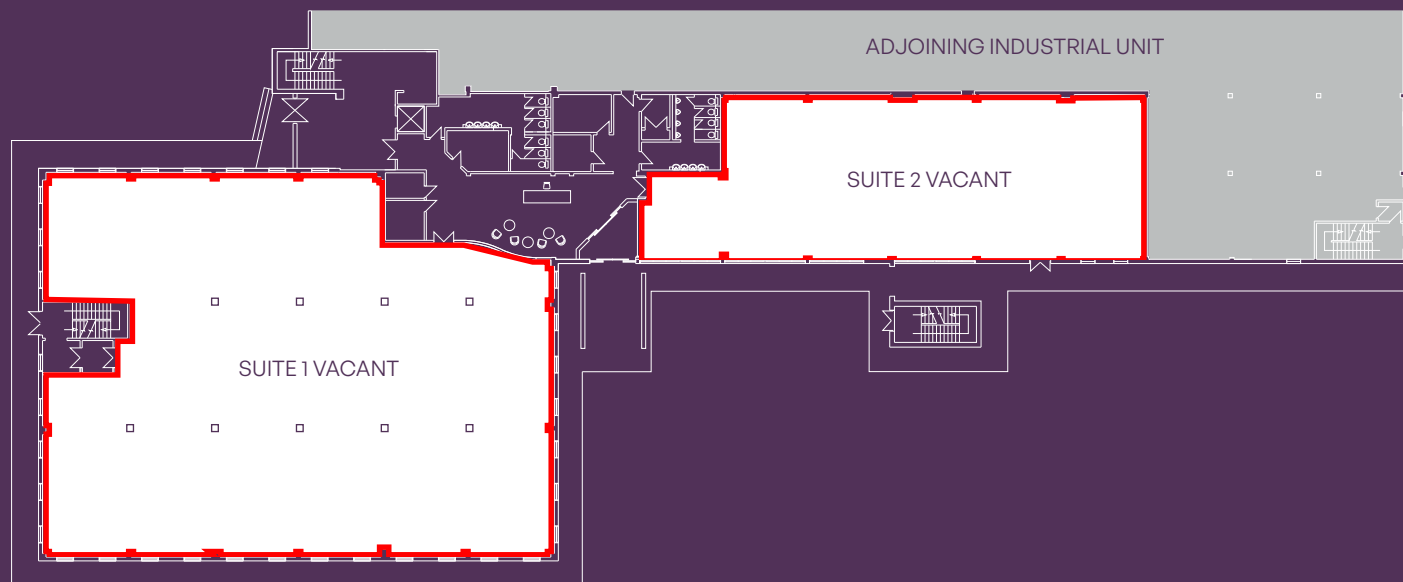
CLYST ST MARY

IKEA EXETER

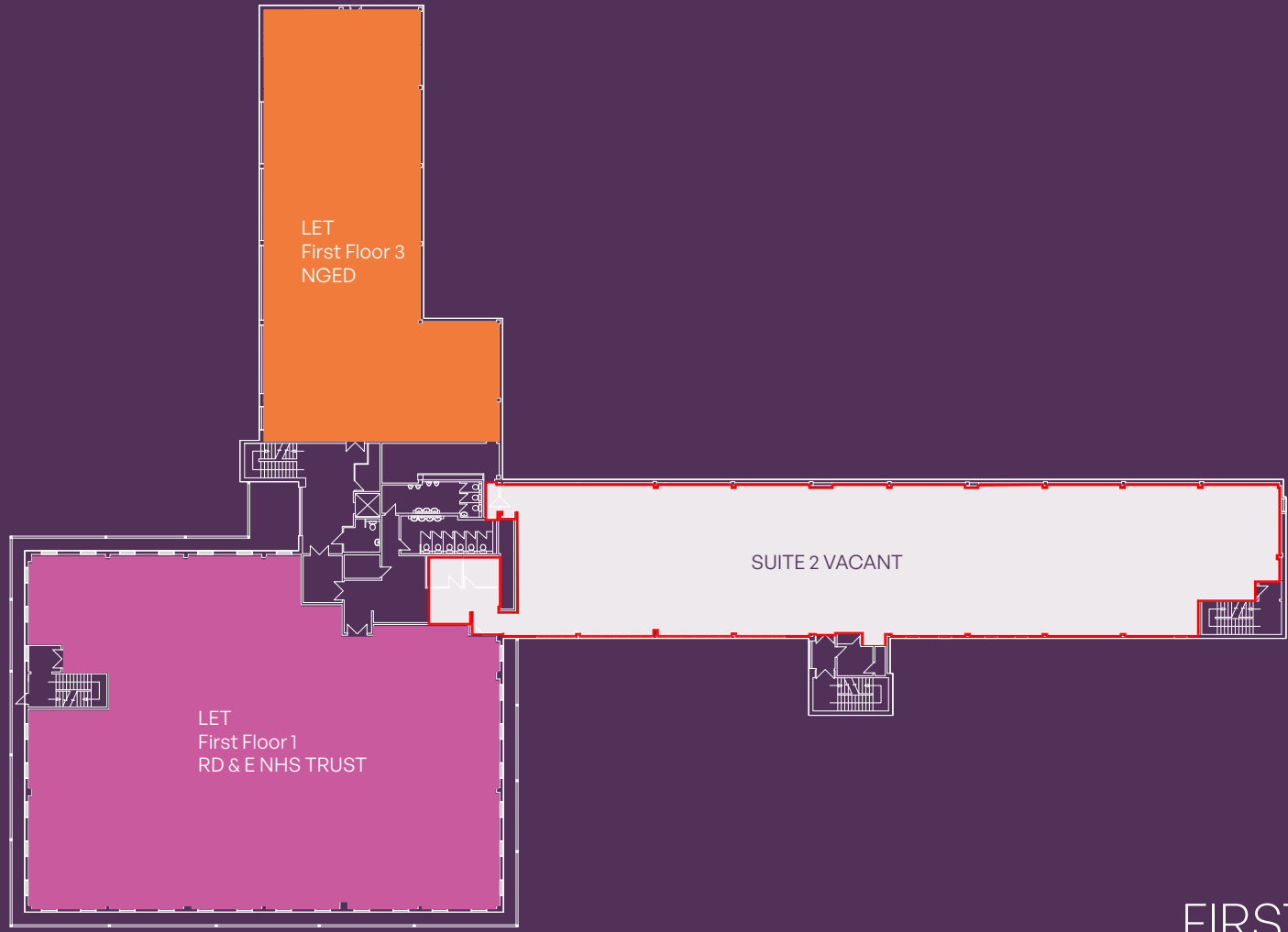
# ACCOMMODATION

SUITE	SQ FT	SQ M	AVAILABILITY
Ground Floor Suite 1 & 2	13,468	1,251.2	VACANT
1st Floor Suite 1	9,411	874.3	RD&E NHS Trust
1st Floor Suite 2	7,159	665.0	VACANT
2nd Floor Suite 1	3,500	325.1	NGED
2nd Floor Suite 2	3,744	347.8	VACANT
2nd Floor Suite 3	5,371	498.9	NHS Community Services
2nd Floor Suite 4	8,322	773.1	VACANT



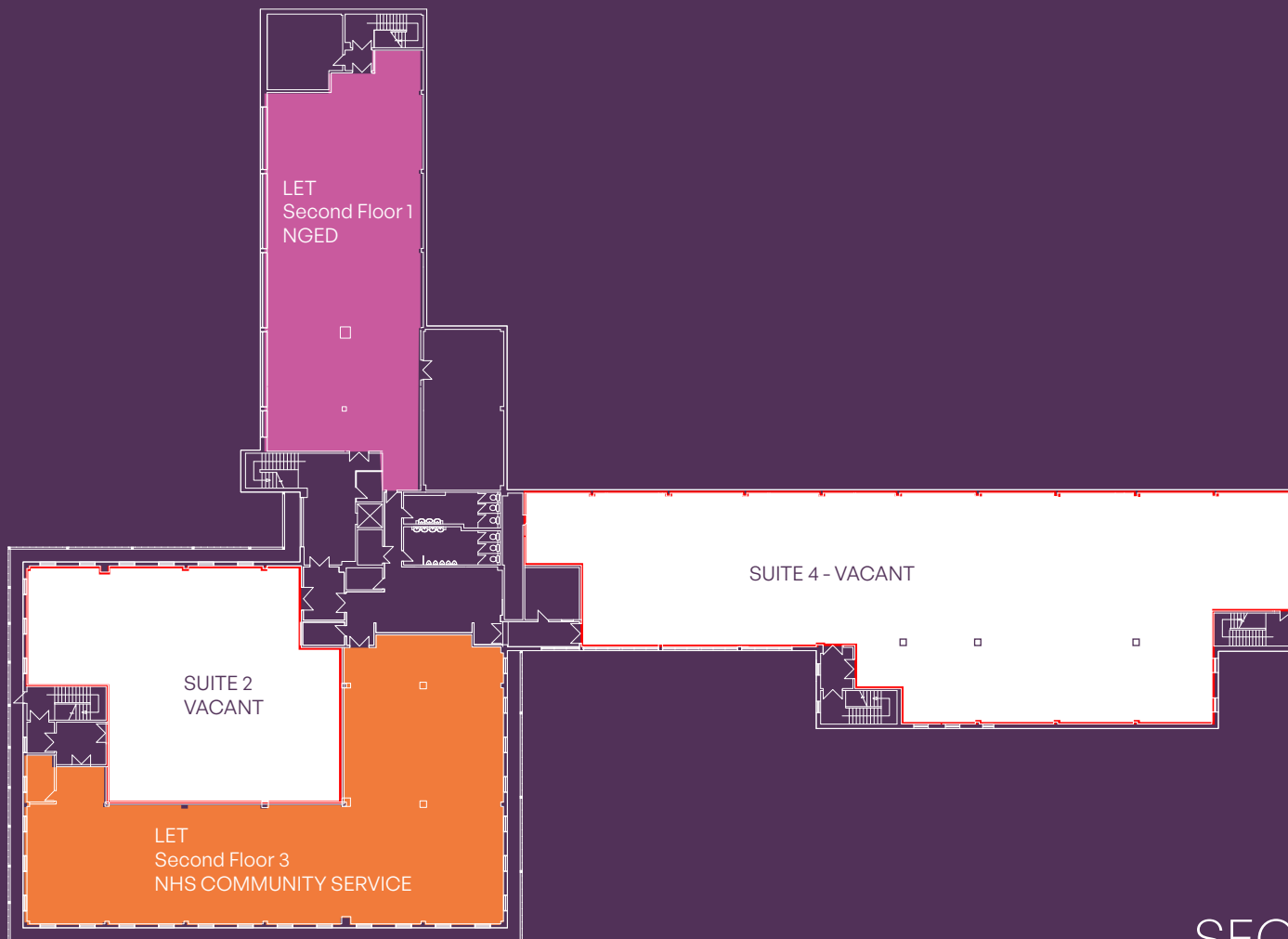


GROUND FLOOR PLAN



FIRST FLOOR PLAN





SECOND FLOOR PLAN



# ENERGY PERFORMANCE CERTIFICATE

Ground Floor Suite 1 - B  
Ground Floor Suite 2 - E  
1st Floor Suite 2 – To be assessed

2nd Floor Suite 2 - C  
2nd Floor Suite 4 - B

## VAT

All terms quoted as exclusive of VAT where applicable.

## BUSINESS RATES

The business rates are currently assessed on a floor by floor basis.  
The valuations are as follows:

Current rateable value (1 April 2023 to present)

Ground Floor Suite 1 - £109,000	2nd Floor Suite 2 - £43,750
Ground Floor Suite 2 - £47,500	2nd Floor South Suite 4- £98,000
1st Floor, Suite 2 - £89,000	

## LEGAL COSTS

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

## TERMS

The accommodation is available to let as individual suites or whole floors on flexible leases and terms.

## ANTI-MONEY LAUNDERING

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



## FURTHER INFORMATION

Viewing strictly by appointment only  
with the joint agents:



**Andrew Pearce**  
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