



SkyPark



▼ One Enterprise Square ▼

4,941 – 15,115 sq ft (459 – 1,404 sq m)

▼ Two Enterprise Square ▼

5,582 – 17,142 sq ft (518 – 1,592 sq m)

UNDER CONSTRUCTION



This is a Computer Generated Image, details may vary.

Enterprise Square, SkyPark, Exeter

Setting the highest standard in sustainability

New Build Offices. Planning Approved. Available FOR SALE or TO LET

skyparkexeter.com



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SkyPark

SkyPark is a partnership between St. Modwen, the UK's leading regeneration specialist, and Devon County Council.

As the cornerstone of the Exeter and East Devon New Growth Point, SkyPark is the South West's most significant business park development.

It will combine environmentally sustainable office and industrial space with a hotel, local facilities and a combined heat and power plant providing district heating, all in a landscaped environment of more than 100 acres.

SkyPark is a cutting edge business park development sitting in a prime location adjacent to Exeter International Airport and is accessed via the new Clyst Honiton Bypass which provides a direct link onto the A30 and to Junction 29 of the M5.



The new DCHG building

Your Opportunity

By joining us at SkyPark you will become part of a groundbreaking development which seeks to embody sustainable principles at their broadest levels, whilst addressing social, economic and environmental objectives.

The vision for the site is to realise the full economic potential of Exeter as a major regional centre, providing a range of employment opportunities and highlighting the area as a self-sufficient, new urban community.

Your New Office

The offices will be set on either side of the street, which is a pedestrian zone running the full extent of the park from the gateway entrance off the Clyst Honiton Bypass.

The street will be a vibrant landscaped area with water features and communal areas for employees to meet and relax.



Indicative masterplan

DCHG

Phase 1

One Enterprise Square
Available Pre Sale / Pre Let

Two Enterprise Square
Construction commenced January 2017





Enterprise Square

Buildings One and Two will comprise 2 highly energy efficient 3 storey office buildings. They will form the next phase of what will become a thriving working environment, and will benefit from the following specification:

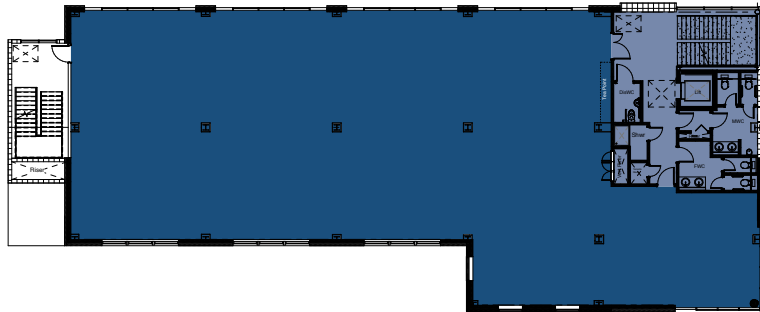
- BREEAM Excellent
- EPC A target
- Low glare energy efficient LED light fittings
- Metal encapsulated raised access floors
- Showers and disabled facilities
- Comfort cooling
- Excellent parking provision
- Car charging points

This is a Computer Generated Image, details may vary.

One Enterprise Square



Plan shows Ground Floor

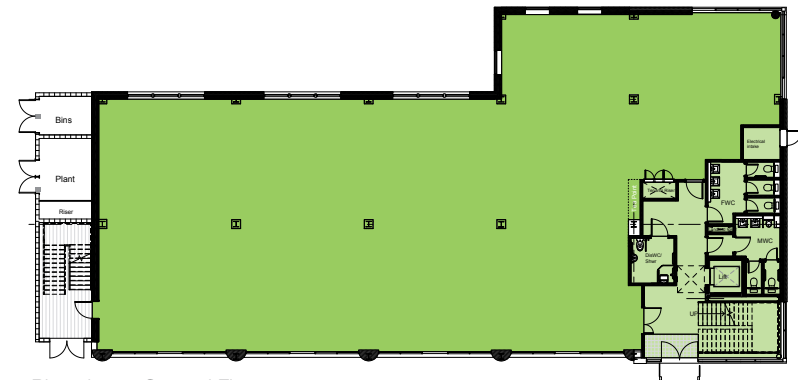


Plan shows First Floor

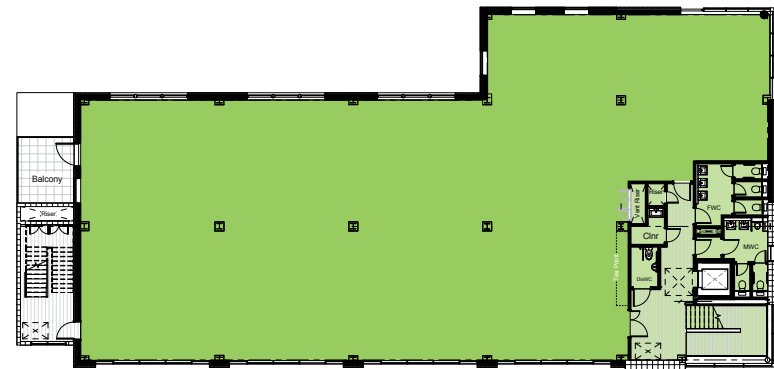
One Enterprise Square	Sq Ft	Sq M	Parking
Ground Floor	4,941.2	459.0	
First Floor	5,083.3	472.2	
Second Floor	5,090.8	472.9	
TOTAL	15,115.3	1,404.1	63

Measured in accordance with IPMS3.

Two Enterprise Square



Plan shows Ground Floor



Plan shows First Floor

Two Enterprise Square	Sq Ft	Sq M	Parking
Ground Floor	5,582.9	518.6	
First Floor	5,780.6	537.0	
Second Floor	5,779.3	536.9	
TOTAL	17,142.8	1,592.5	74

Measured in accordance with IPMS3.

SkyPark Sustainability

At SkyPark, there is an integrated approach to sustainability – embracing every aspect of social, economic and urban design as integral elements of sustainable places, together with consideration of environmental sustainability in relation to renewable energy and energy efficiency to minimise the carbon footprint of the development. At SkyPark, you can expect more than just electric car charging points.

SkyPark sustainability offers:

District Heating

SkyPark is of a size, scale and location to consider integrated renewable technologies.

The E.ON Energy Centre provides combined heat and power via a district heating system to substantially reduce carbon production within the site, providing carbon neutral heating.

Carbon neutral electricity via private wire is also currently being discussed with E.ON. There are more than just electric car charging points and a trim trail.

BREEAM Excellent

All buildings will be designed and constructed to achieve a BREEAM Excellent rating. The E.ON Energy Centre, ASOC and DPD buildings have already achieved a BREEAM Excellent rating.

Reduced Occupational Costs

The office building will have a 30% reduction in carbon emissions compared to Building Regulation Standards.

This will contribute to the office building meeting BREEAM Excellent standards.

The office building will also have an EPC A rating.

This is likely to result in reduced occupation costs in future years for Two Enterprise Square, due to the carbon savings offered of circa 10 tonnes of CO₂ per annum, should the Government's Carbon Energy Efficiency Scheme (CRE) be applicable.

High levels of glazing and efficient lighting with daylight and presence sensing will offer reduced lighting electrical consumption and lower electricity bills during operation.

Sustainable Transport

SkyPark has a well served new sustainable travel network linking the East of Exeter Growth Point to Exeter and the rest of the region. The East of Exeter Growth Area has a railway station at Cranbrook (opened summer 2015) with a service taking 10 mins into Exeter city centre. There is a rapid transport bus link from Cranbrook to SkyPark and onto the centre of Exeter with a ½ hourly service currently moving to ¼ hourly as demand increases.

There is an extensive cycle link network to Exeter and the growth area. SkyPark has comprehensive cycle facilities within the specification for each building.

There are electric car charging points within SkyPark.

There are enhanced opportunities for car sharing via the collective Estate Management at SkyPark.

The SkyPark Approach

Our approach to an overall carbon reduction is fourfold:

1. A reduction in the embodied energy during the construction process through careful selection of materials and on-site management.
2. A reduction in the buildings energy requirements through careful design to use passive technologies such as: orientation, solar gain, solar shading, intelligent building control systems and the use of energy efficient fittings.
3. The use of renewable technologies to reduce the CO₂ impact of the residual energy needs via district heating. A scheme that is future-proofed to allow future integration of developing technologies.
4. An overarching approach across the whole site via the Estate Management including ecology, sustainable urban drainage and transport.



The E.ON Energy Centre



Location

SkyPark is located adjacent to Exeter International Airport and is accessed via the new Clyst Honiton Bypass which provides a direct link onto the A30 and to Junction 29 of the M5.

Close by is the new Cranbrook railway station offering links to Exeter city centre and London Waterloo. There is also a regular bus service serving the park from Exeter to Cranbrook.

Local Amenities

SkyPark will incorporate on-site facilities including a hotel, pub, crèche and retail, as well as an on-site trim trail and central car park.

Close by is the new Cranbrook development which has a good selection of new housing, schools and local amenities.

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