

Lucombe House

Topsham Road, Exeter, Devon EX2 4QD



- High Quality Office Space over three floors
- First Floor 5520 sq ft
- Second Floor 5520 sq ft
- Third Floor 3420 sq ft
- Parking
- Rent on application

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Lucombe House, Topsham Road, Exeter, EX2 4QD

High quality recently refurbished offices on green campus style site. Suites 5520 sqft-14460sqft available with meeting rooms and showers & toilets facilities on each floor. Intelligent building management system controls ventilation quality. Intercom access system and lift to all floors. Café on ground floor with local shopping in Magdalen Road and access to the River Exe and Canal Basin. Co-located with major public organisations with Exeter City Centre and major employers within walking distance.

Plenty of parking spaces adjacent to the building with good transport and cycle links.



Description

- High Quality Office Accommodation in attractive setting
- Recently refurbished with raised floors, suspended ceilings and intelligent ventilation control
- Three Floors all with showers, toilets and lift access
- Ground floor Café
- Parking
- Good transport and cycle routes
- Walking distance to City Centre, River Exe and local shops
- Broadband/WiFi – details on request

Lease Terms

The accommodation is offered to let by way of new internal repairing lease with services charge

Services Charge

A charge will be made to cover running costs and external repairs, details on request

EPC

An EPC has been instructed. Details available on request.

VAT

It is not intended to charge VAT on rent.

Viewing

Viewing by prior arrangement with the agent.

OFFICES TO LET

SOUTH WEST
norse



South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

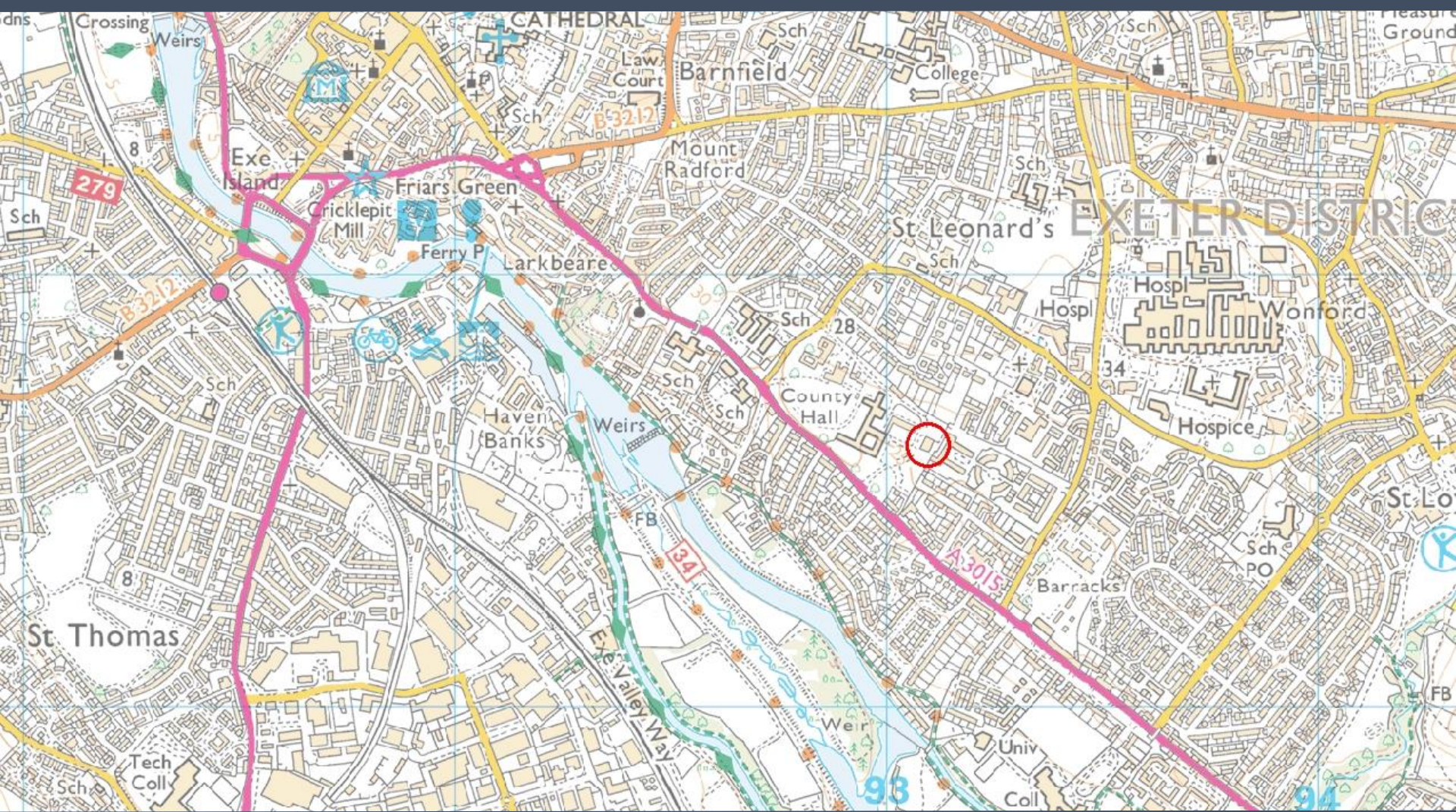
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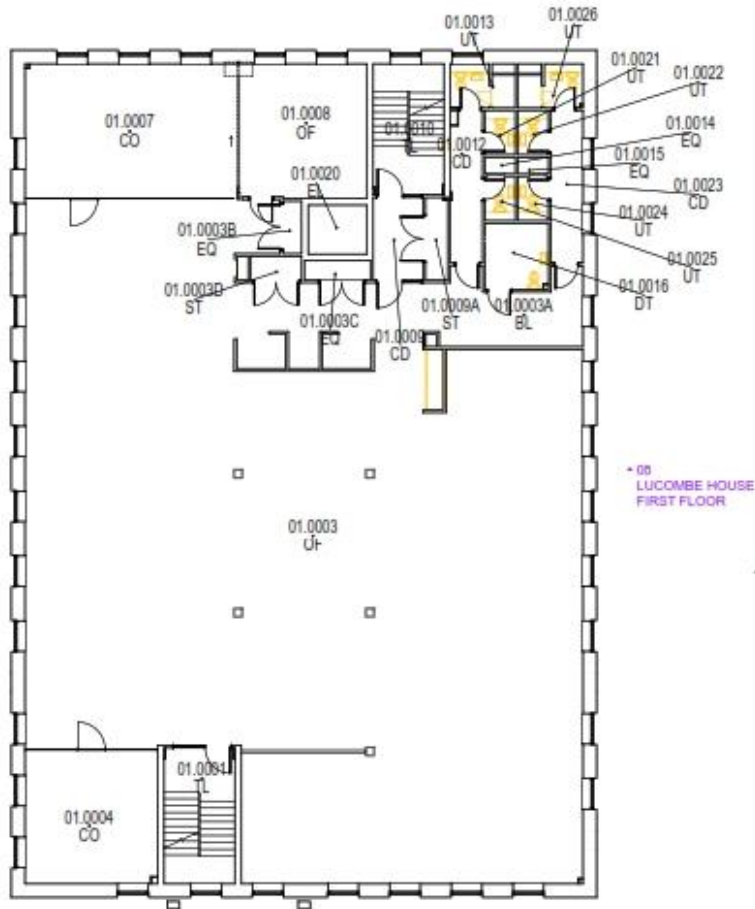
OFFICES TO LET

SOUTH WEST
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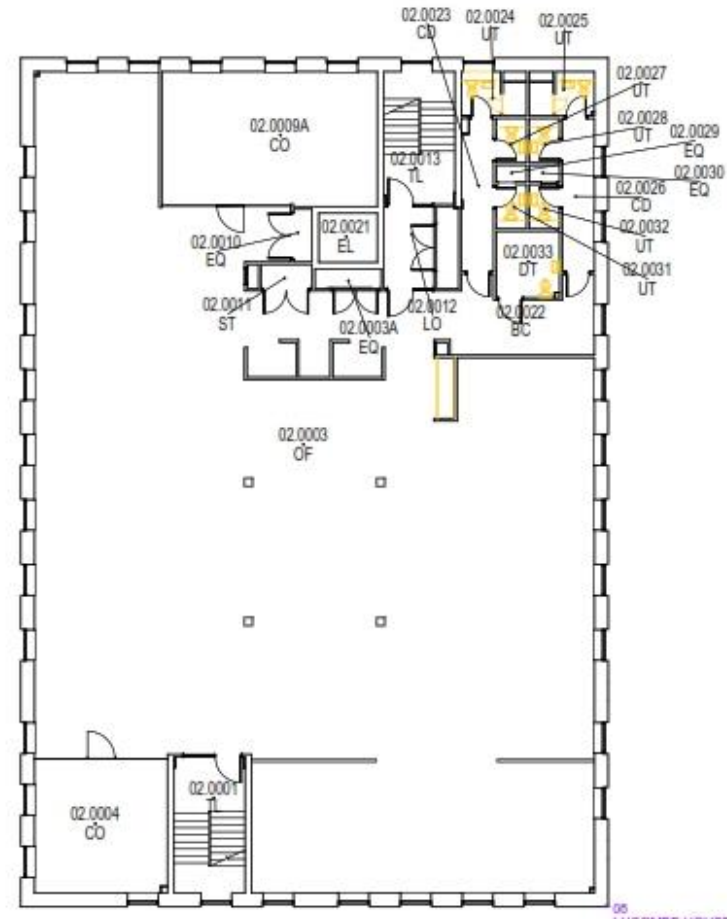
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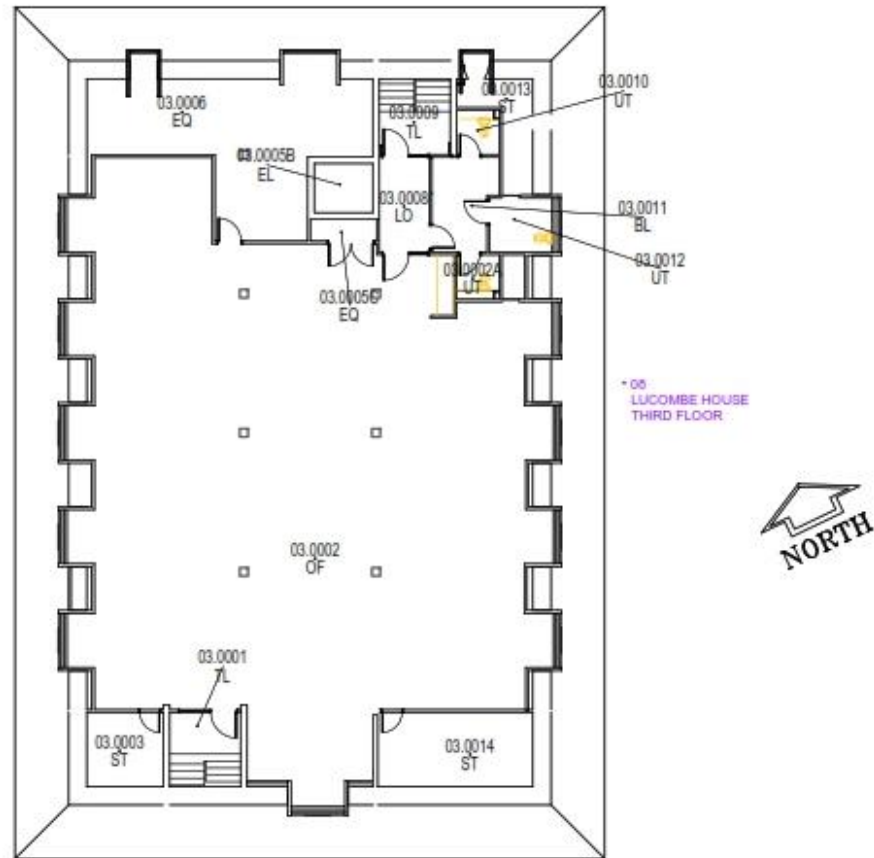
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LUCOMBE HOUSE
FIRST FLOOR

First Floor



05
LUCOMBE HOUSE
SECOND FLOOR

Second Floor



Third Floor

Misrepresentation Act 1967 and Anti Money Laundering

South West Norse for themselves and for the landlord of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending tenant(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the landlord.
4. No responsibility can be accepted for any expenses incurred by any intending tenant(s) in inspecting making further enquiries or submitting offers for the property that has been let or withdrawn.
5. The landlord does not undertake to accept the highest or any offers received.
6. South West Norse is obliged under the Proceeds of Crime Act 2002 [as amended] and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2022 to verify the identity of the proposed tenant.

Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse nor the vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

South West Norse Agency and estates management:

- Commercial agency
- Planning consultancy
 - Land surveying
- Rating and valuation
- Estate management
- Compulsory purchase
 - Rural management