

TO LET



LANCASTER HOUSE

Exeter International Office Park | EX5 2HL



REFURBISHED OFFICES
6,598 ft² (613 m²)

LANCASTER HOUSE

“ Modern purpose built 2 storey office building with car parking provision

PROPERTY SUMMARY

- ♦ Located on an established Out - of - Town Business Park
- ♦ Close proximity to the M5 / A30 and next to Exeter International Airport
- ♦ Recently refurbished

Accommodation	ft ²	m ²	Parking
First Floor	6,598	613	45



EXETER

Exeter is an historic cathedral city in Devon located in the South West of England. The city has a population of approximately 119,600, a travel to work area with a population of over 280,000 and a shopping catchment of over 750,000 boosted further by tourism and students.

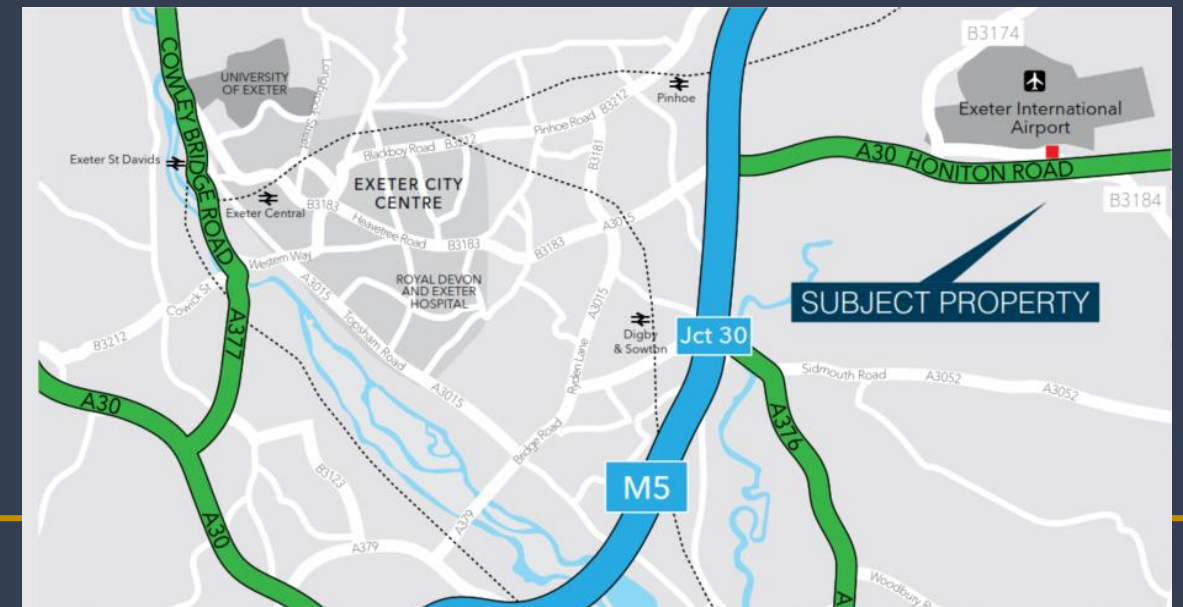
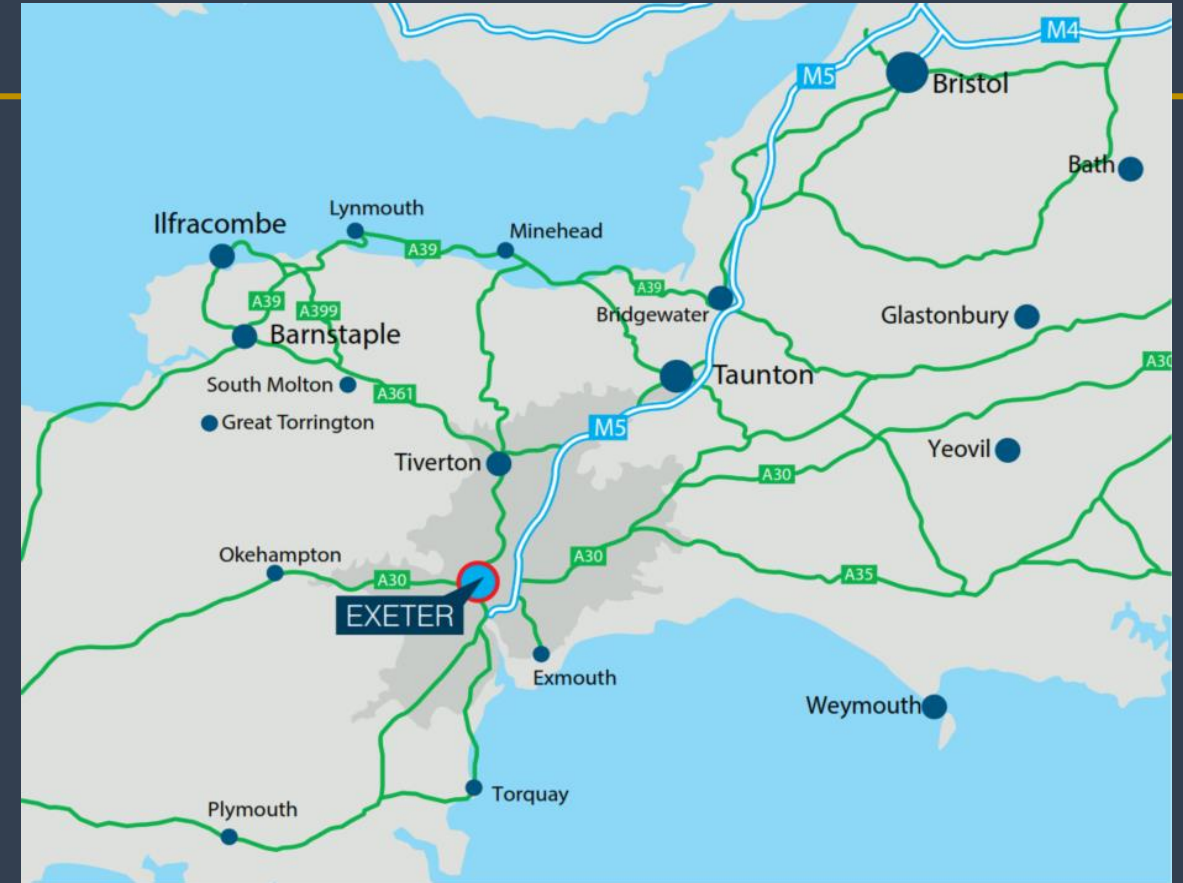
Exeter is the commercial capital of Devon and the principle economy west of Bristol. The city has a strong industry and services sectors with the Met Office, Exeter University and Devon County Council being three of the largest employers.

SITUATION

The development is located immediately adjacent to Exeter Airport and the Exeter Airport Business Park, situated just off the A30, five miles east of the Cathedral City of Exeter and one and a half miles from Junction 29 of the M5 motorway.

The Park has good access routes being alongside the A30 that links into junction 29 of the M5 motorway, the A30 west towards Cornwall and the A303 east towards London via the M3.

Adjoining Lancaster House is Wain Homes new Regional Headquarters.





SPECIFICATION

Lancaster House benefits from the following specification:

- Double glazed powder coated aluminium windows
- Suspended ceilings with LED lighting
- Shower on first floor
- Air-conditioning
- Carpeted raised floors
- Gas fired central heating
- Passenger lift
- Separate male / female WCs on each floor

EPC

The building has an EPC of D78. This will be reassessed following refurbishment.

SERVICE CHARGE

A service charge is levied for the building and management of the estate and for 2018 / 2019 equates to £6.31 psf.

LEGAL COSTS

Each party to bear its own legal costs in this transaction.

VAT

VAT is payable on the rent and certain elements of the service charge.

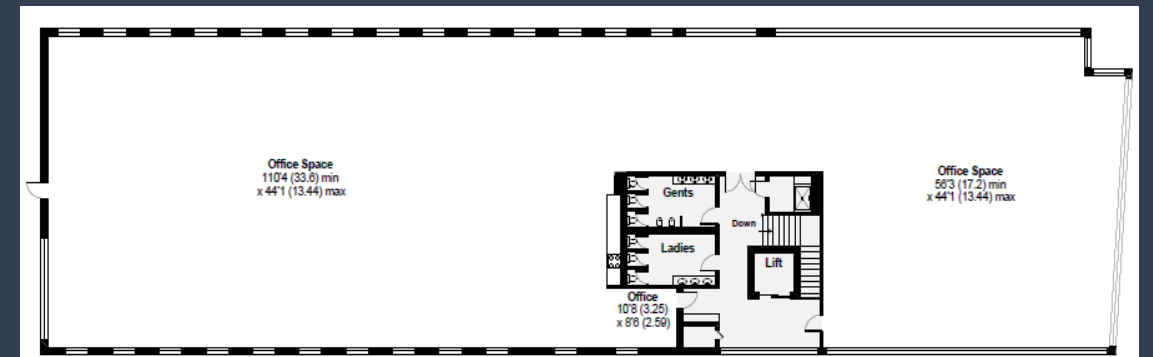
TERMS

The first floor is available to let as a whole or in two individual self-contained suites on contributory full repairing and insuring terms.

BUSINESS RATES

We are informed by the Valuation Office Agency that the first floor has a rateable value of £96,500, effective from 1 April 2023.

This provides a current rates payable figure of £49,419 per annum for the first floor, ignoring phasing provisions.





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 agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction

FURTHER INFORMATION

For further information, please contact the joint agents

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