

# STRATUS HOUSE

EXETER BUSINESS PARK, EMPEROR WAY, EXETER EX1 3QS

PRIME OFFICE OPPORTUNITY TO LET





## PROPERTY SUMMARY

Stratus House is a detached modern multi-let office building constructed in 2006 to a high specification. It benefits from a large car park and sits in a secluded location overlooking a lake to the rear.

The units and common areas will be available fully refurbished.

- Fully accessible raised floors
- Suspended ceilings
- Air conditioning
- Onsite parking
- LED lighting
- Kitchenette
- WC facilities

## PLANNING

This property has consent for B1 Office Use.



Unit	ft <sup>2</sup>	m <sup>2</sup>	Parking
Part Ground Floor	3,313	308	10 spaces
Part 1 <sup>st</sup> Floor	Let		
Part 1 <sup>st</sup> Floor	Let		
Total	3,313	308	10 spaces

\*Net Internal Areas stated, subject to final measurement





## LOCATION

The building is located on the popular Exeter Business Park, just off J29 of the M5. It sits in a secluded position.

The estate is served by a park and ride facility with Pinhoe and Digby & Sowton train stations within walking distance. Exeter airport is located 2.5 miles to the east and accessed off the A30.

Neighbouring occupiers include the Met Office, The Exeter, Ashfords Solicitors, EDF and Regus.



	Destination	Miles
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M5

0.5

A30

0.5



Railway station

1.0



City Centre

3.8



## TERMS

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Rent upon application

## RATEABLE VALUE

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We are informed by the Valuation Office Agency that the property has a combined rateable value of £119,000 effective from 1st April 2017. Therefore, providing a current rates payable figure of £60,690 per annum.

## REFERENCES / RENTAL DEPOSITS

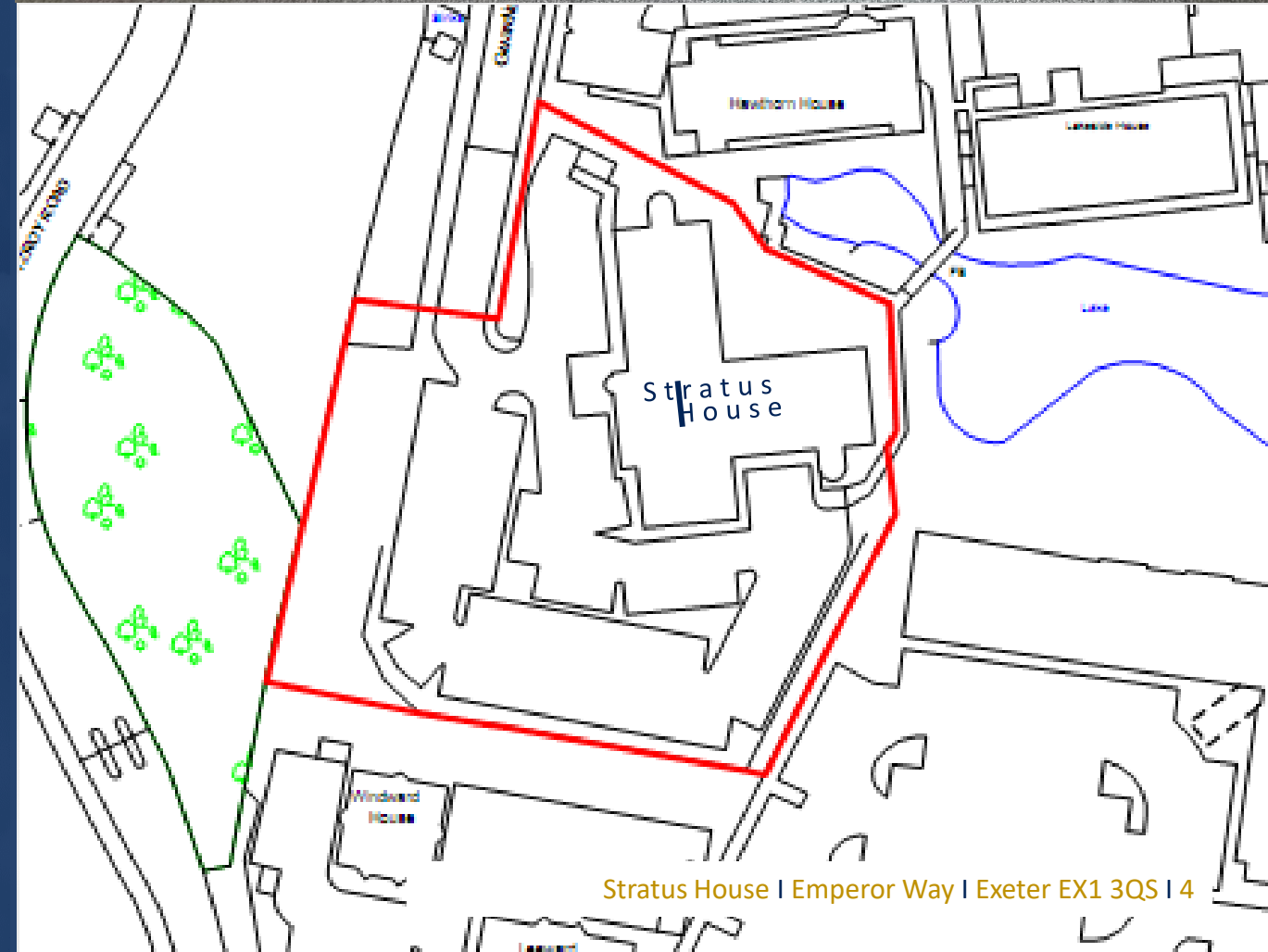
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Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion. Each party is responsible for their own legal costs.

## VAT

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VAT will be charged at the prevailing rate.





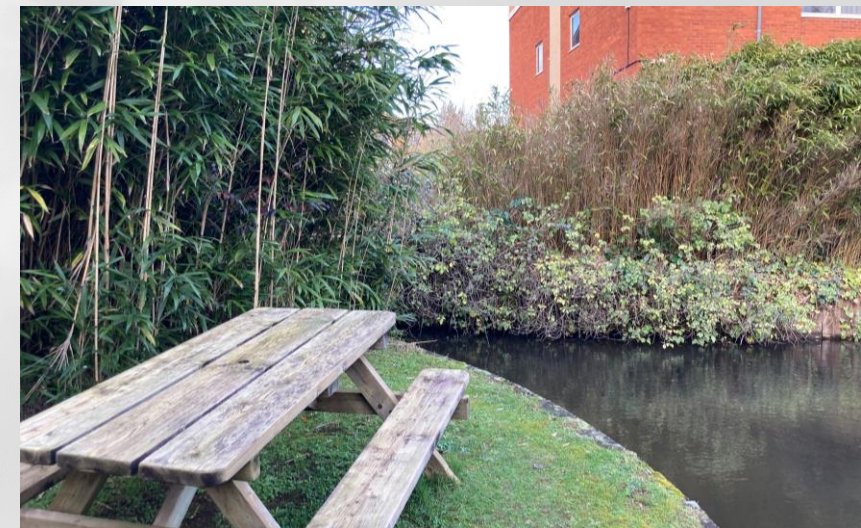
## ANTI-MONEY LAUNDERING

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

## E P C

Energy Performance Certificates for the individual units are available upon request.



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



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