

# BROOK HOUSE



WINSLADE  
— PARK —

CONTEMPORARY OFFICES TO LET

Clyst St Mary, Exeter

From 159 SQ Ft (14.77 SQ M) to 16,253 SQ FT (1,510 SQ M)

# Brook House: where work meets wellbeing

Discover your new home for business at Brook House, where 16,253 square feet of contemporary workspaces over three floors await you. With meticulous attention to detail, our uniquely designed and refurbished workspaces sit alongside top-quality health, wellbeing, and lifestyle provisions, including fitness, childcare, baristas, and business clubs.

Experience the perfect balance of work and wellness, exclusively at Winslade Park.

Available Q3 2023

From 159 SQ FT (14.77 SQ M) up to 16,253 SQ FT (1,510 SQ M)

Computer generated image - indicative only

# Elevated offices elevated living

Brook House at Winslade Park sets a new benchmark for the way we live and work together. Our unparalleled lifestyle destination offers sophisticated office spaces for businesses seeking a blend of luxurious country living and proximity to the thriving city of Exeter. Join our wellness community and experience the exceptional health and wellbeing facilities that we have to offer. Make the lifestyle choice that will take your business to new heights at Brook House.

Computer generated image - indicative only



# Exceeding expectations

Brook House is a striking three-story office recessed behind a vertical grid of brick faced piers under a pitched tiled roof.

As an independent and distinctive office building, Brook House provides businesses with a prime location and a host of impressive amenities, all within the award-winning and sought-after Winslade Park.

Computer generated image - indicative only



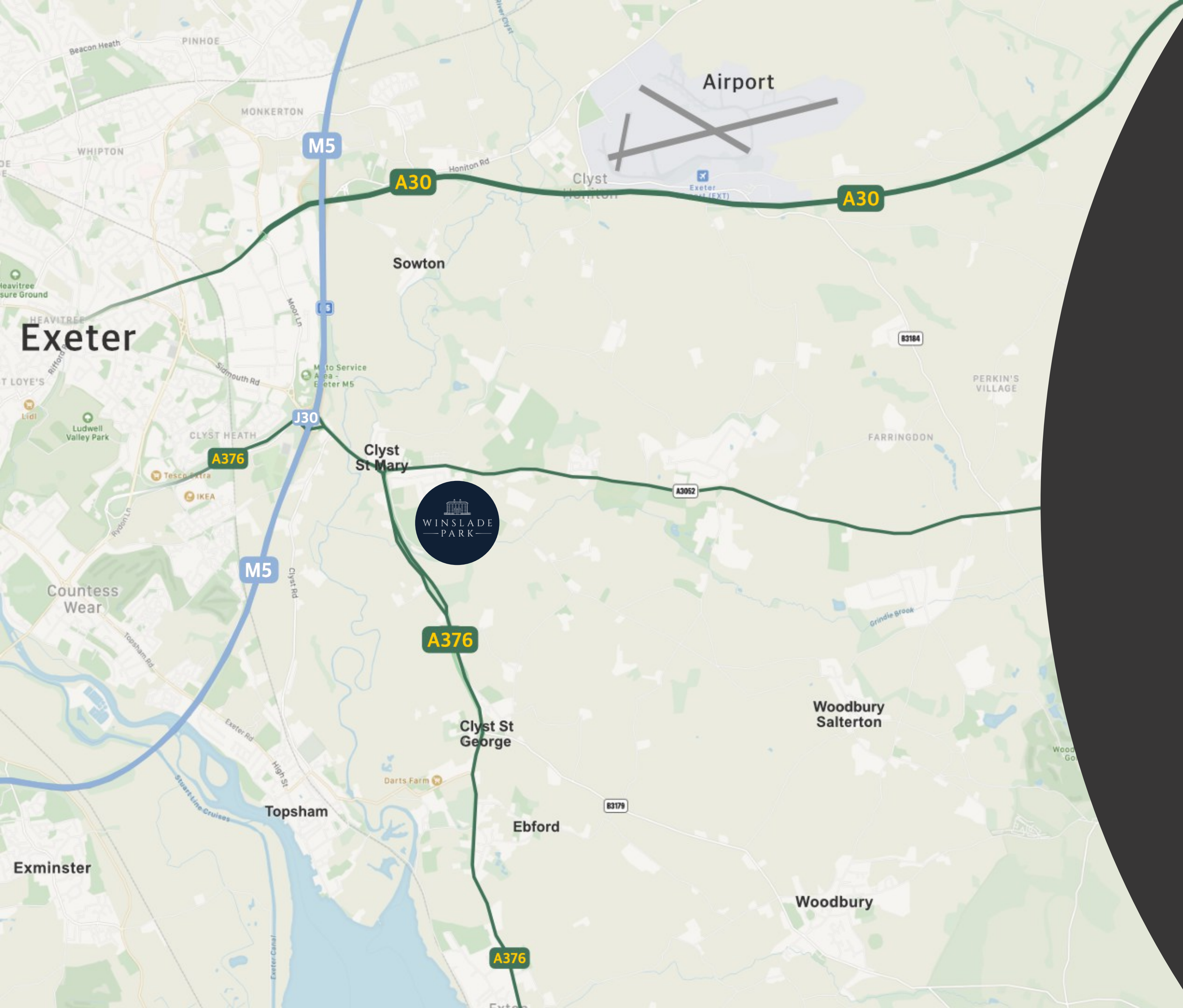


# Sustainability at the heart of our mission

At Winslade Park, we are passionate about taking responsibility for our impact on the environment. Our plans for Net Zero include a cutting-edge renewable energy scheme able to meet the maximum peak demand required for full occupancy load.






By harnessing the power of onsite solar arrays, we will cater to the energy demands of our offices, leisure facilities, restaurants, and EV charging stations.

As part of our wider Net Zero strategy, we are dedicated to reducing our grid dependency during peak production, improving our overall sustainability, and drastically reducing our carbon footprint.



# A network of possibilities

Located just minutes from Exeter city centre, Winslade Park is the perfect location for businesses seeking premium office space. Positioned less than a mile east of Junction 30 on the M5, Winslade Park offers access to an outstanding communication network, making it an ideal location for companies of all sizes seeking to relocate to state-of-the-art premises.

-  M5 Motorway - 1 miles
-  Exeter Airport - 3 miles
-  City Centre - 5 miles
-  Exeter St Davids - 6 miles
-  Tiverton Parkway - 18 miles

# Lifestyle meets luxury

Wellness and well-being are at the heart of the vibrant Winslade Park community. Top-quality lifestyle provisions will be further upgraded and expanded to ensure our community members have access to the latest amenities and services for a healthy and fulfilling life. Our 35 hectare parkland is the perfect setting for living and working, with ample spaces for exercise and relaxation.

Facilities to include:

- Tennis courts
- Running track
- Cricket pitch
- Cycle club
- Boot camps
- On site physio
- Wellness events





# Leading the way

The focal point of Winslade Park is the stunning Grade II\* listed manor building. Carefully restored to its former glory, the interior of the manor has been reimagined to provide contemporary spaces which retain their original charm and character.

This stunning property is the beating heart of the Winslade Park community. The outstanding restaurant and bar headed by Chef Director Matt Mason offers upscaled dining, elegant lounges and a lively bar. The terrace commands views over the park and The Studio gym is ideal for a personalised workout.



# Elevate your lifestyle

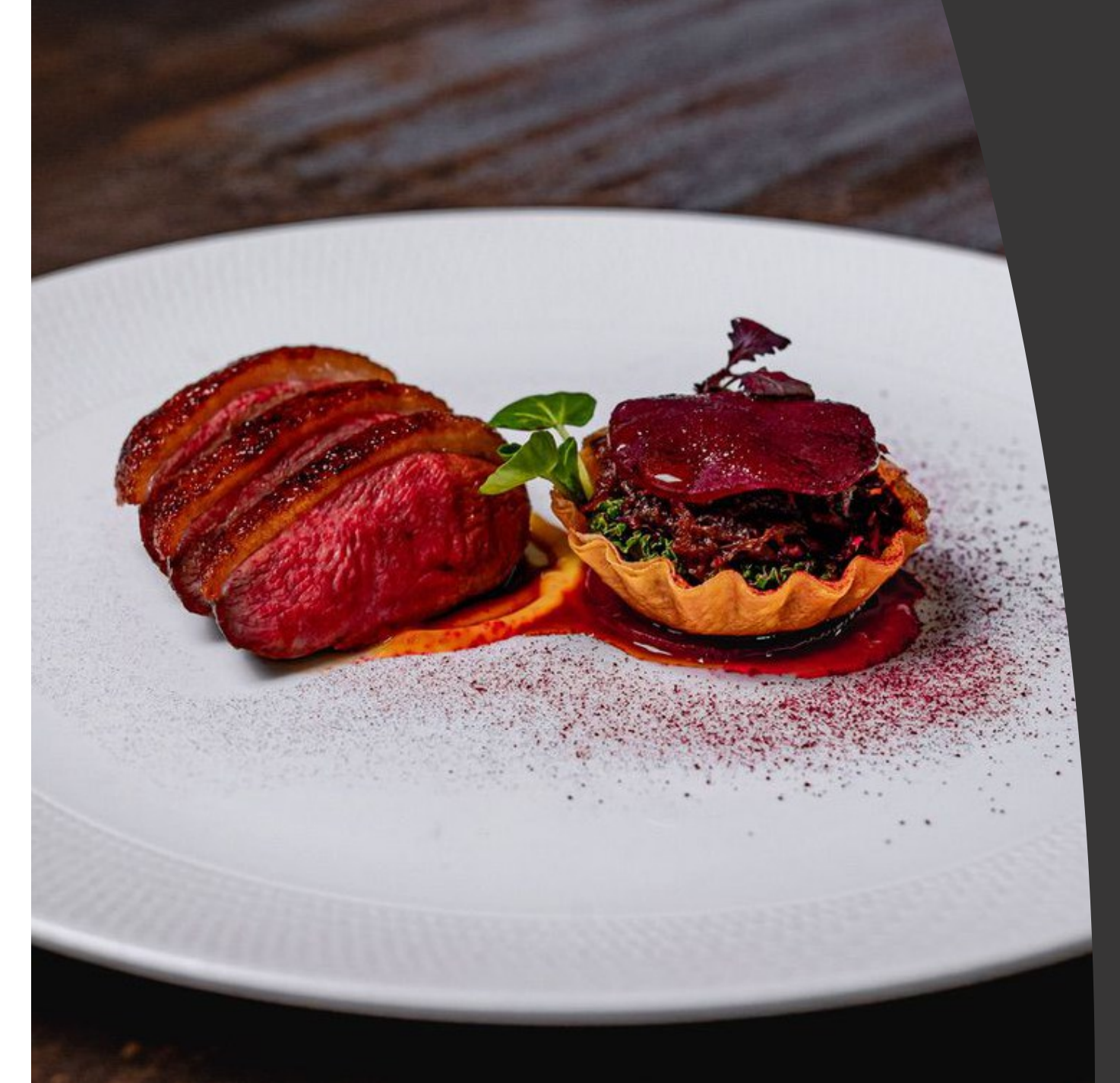
Experience the ultimate wellness lifestyle. Energise your day with a nutritious breakfast, or take advantage of The Studio gym to boost your body and mind.

After work, unwind with a delicious meal by award-winning chef Matt Mason or enjoy drinks in the bar or on the terrace with its beautiful views.

Our hospitality and wellness amenities set a new standard for workplace destinations, delivering an exceptional experience to you and your team.

Amenity highlights:

- Winslade Manor Bar and Restaurant headed by chef Matt Mason
- The Forge food court
- The Studio gym
- Landscaped parkland



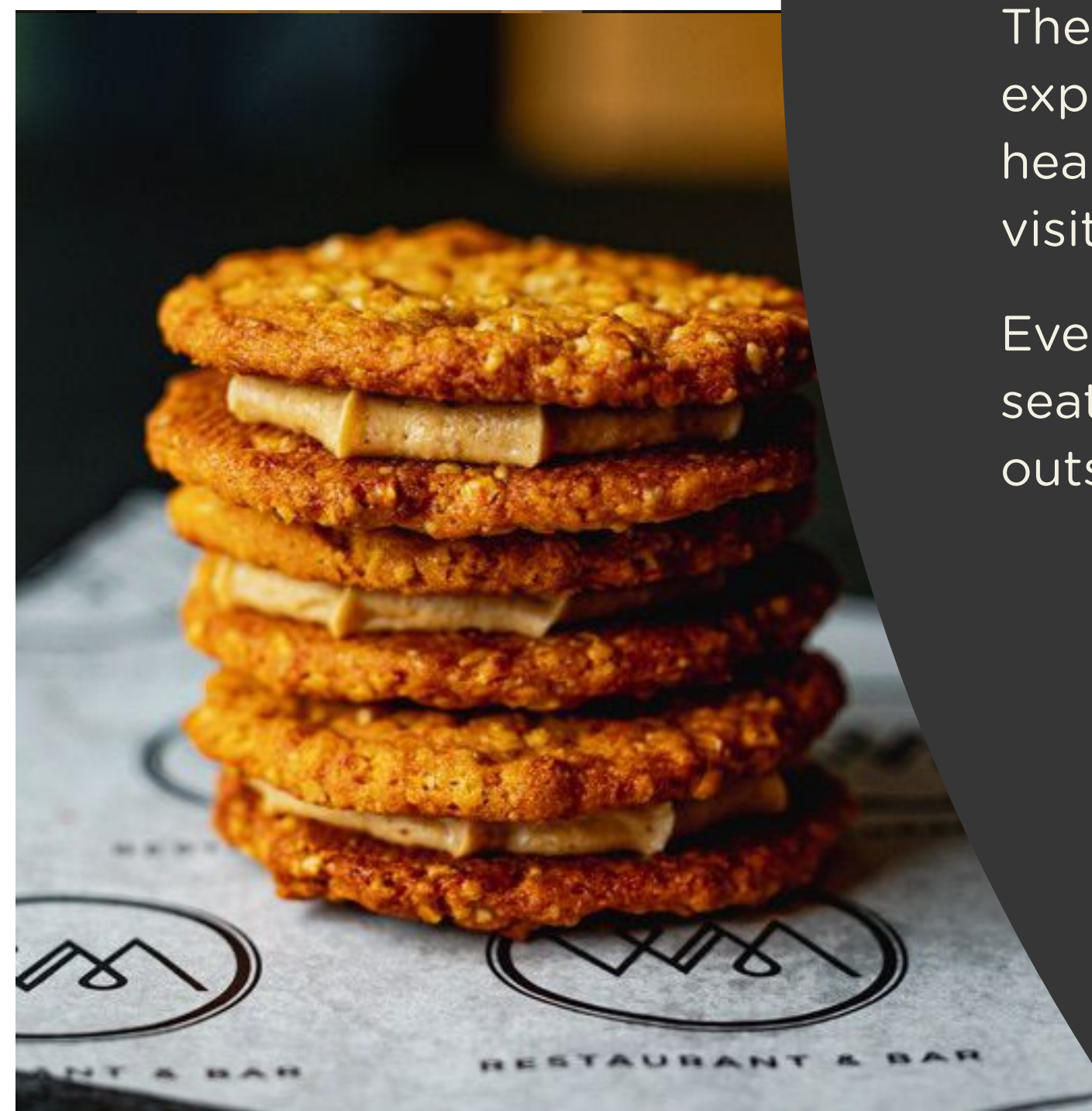


# The Forge

The Forge is the latest space to be opened at Winslade Park. A new multi-use space, it offers a number of different event and dining options.

The Forge is also home to a new food experience serving daily specials and healthy eating options for tenants and visitors to Winslade Park.

Everyone can now enjoy relaxed seating areas inside The Forge, or outside on its own large terrace.



# Office floor areas

## Ground Floor

|              |             |          |
|--------------|-------------|----------|
| <b>GF01</b>  | 461 SQ FT   | 43 SQ M  |
| <b>GF02</b>  | 454 SQ FT   | 42 SQ M  |
| <b>GF03</b>  | 454 SQ FT   | 42 SQ M  |
| <b>GF04</b>  | 224 SQ FT   | 21 SQ M  |
| <b>GF05</b>  | 522 SQ FT   | 49 SQ M  |
| <b>GF06</b>  | 531 SQ FT   | 49 SQ M  |
| <b>GF07</b>  | 271 SQ FT   | 25 SQ M  |
| <b>GF08</b>  | 267 SQ FT   | 25 SQ M  |
| <b>GF09</b>  | 261 SQ FT   | 24 SQ M  |
| <b>GF10</b>  | 158 SQ FT   | 15 SQ M  |
| <b>GF11</b>  | 235 SQ FT   | 22 SQ M  |
| <b>GF12</b>  | 245 SQ FT   | 23 SQ M  |
| <b>Total</b> | 4,083 SQ FT | 380 SQ M |

## First Floor

|              |            |          |
|--------------|------------|----------|
| <b>FF01</b>  | 2506 SQ FT | 233 SQ M |
| <b>FF02</b>  | 1604 SQ FT | 149 SQ M |
| <b>FF03</b>  | 1642 SQ FT | 153 SQ M |
| <b>Total</b> | 5752 SQ FT | 535 SQ M |

## Second Floor

|              |            |          |
|--------------|------------|----------|
| <b>SF01</b>  | 4265 SQ FT | 396 SQ M |
| <b>SF02</b>  | 1650 SQ FT | 153 SQ M |
| <b>Total</b> | 5915 SQ FT | 549 SQ M |

Areas are rounded to the nearest whole number

# Ground floor

4,574 SQ FT

425 SQ M



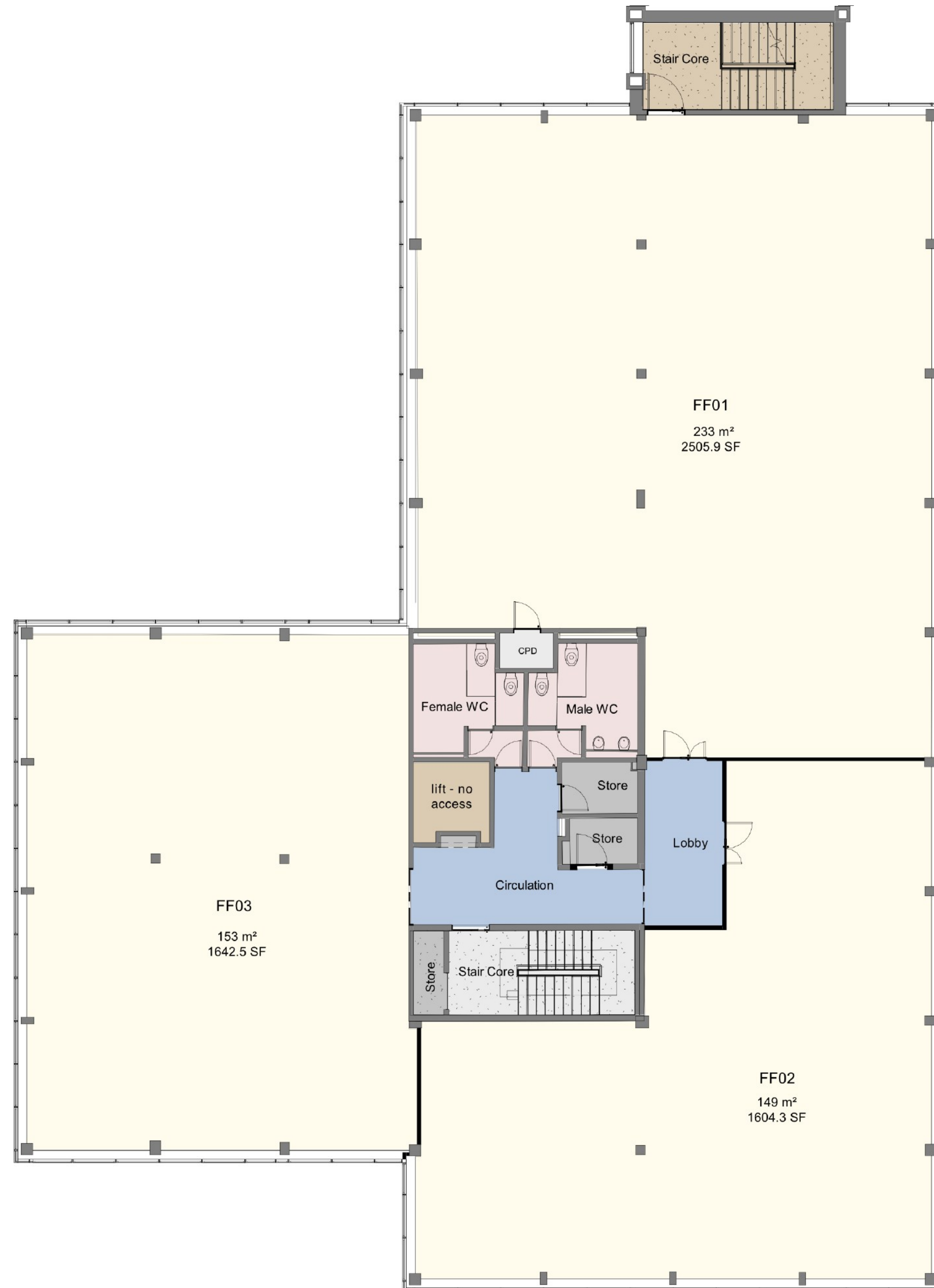
- AMENITIES
- CORE
- WC
- OFFICE
- CIRCULATION
- PLANT/STORAGE



# First floor

5,758 SQ FT

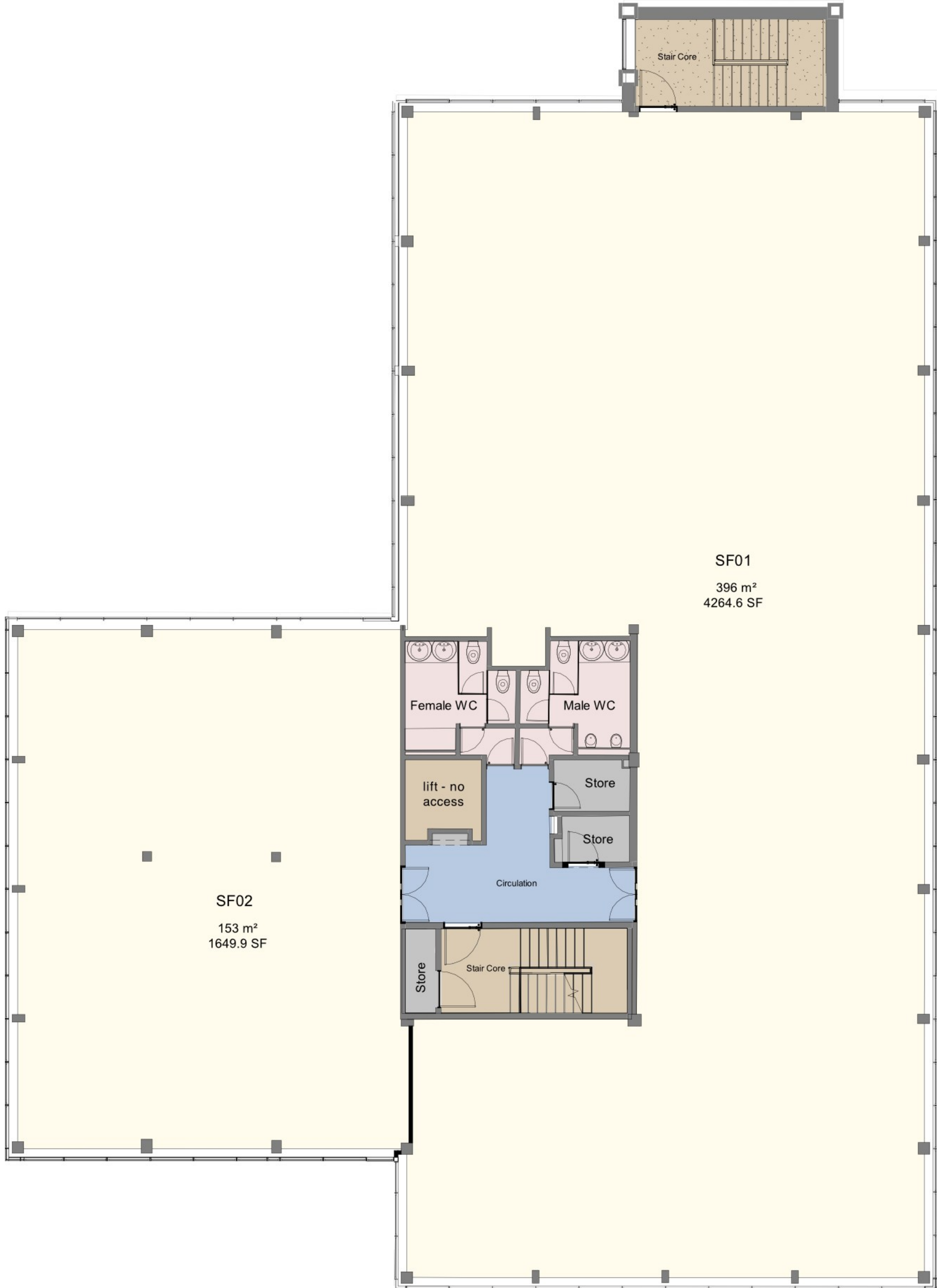
535 SQ M



# Second floor

5,920 SQ FT

550 SQ M



- CORE
- WC
- OFFICE
- CIRCULATION
- PLANT/STORAGE



# Specification

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2.8 m clear floor to ceiling height

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Raised floor

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Flexible floor plates

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1 x 8 person passenger lifts

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Male and female WCs on each floor

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DDA WCs on ground floor

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Bike store

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Car parking - one per 200 SQ FT

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EV charging

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EPC B

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LED lighting

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10 GB ultra fast fibre

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Cat 6A cabling throughout ground floor

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Capped services on 1st and 2nd floor

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New internal CCTV systems

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New N2 access control systems

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Burrington Estates (Commercial) Ltd  
Winslade Manor, Manor Drive, Exeter, EX5 1FY



Transformation



Best Commercial  
Development

**Tim Western:** western@eu.jll.com 07711 851459  
**Kye Daniel:** kye.daniel@eu.jll.com 07525 913326  
**Katie Fowler:** katie.fowler@eu.jll.com 07513 482241



**Andrew Pearce:**  
andrew@pearceproperty.com 07971 278386

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