



FOR SALE

DETACHED MODERN OFFICE

Prime business park location

SETS  
HOUSE

EMPEROR WAY, EXETER BUSINESS PARK, EXETER EX1 3QS

# DESCRIPTION

ETS House comprises a high-quality detached office building of 4,845 sq ft (450 sq m). The property is arranged as offices across the ground and first floors, linked via a lobby and stairs with WCs and kitchen facilities on both floors (disabled WC on ground floor only).

The accommodation provides several individual offices of different sizes providing flexibility and the ability to alter to suit the needs of potential occupiers. The building is capable of sub-division, both vertically and horizontally.

Externally, the property benefits from 16 self-contained parking spaces, including a dual EV charging point.



Detached modern office building



High quality accommodation arranged over ground and first floors



Capable of separate occupation



16 allocated parking spaces



Kitchen facilities on ground and first floor



Intercom entry system

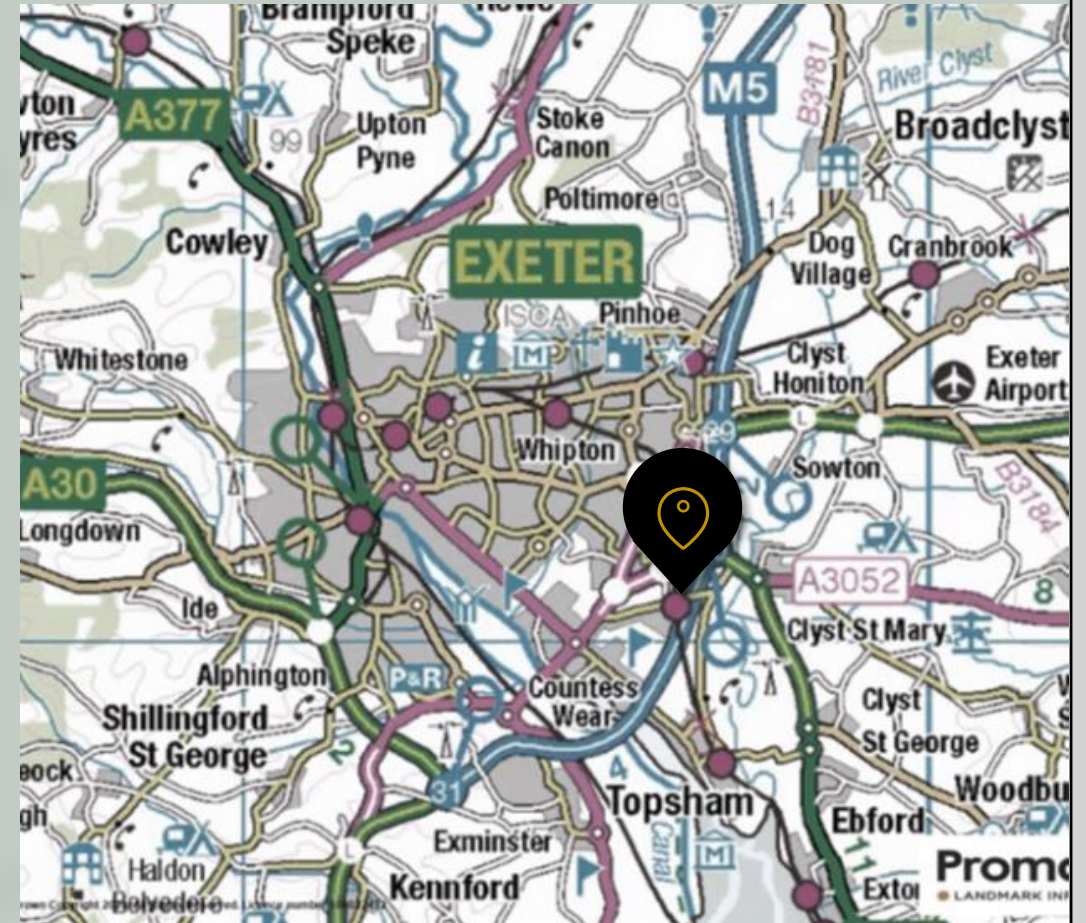
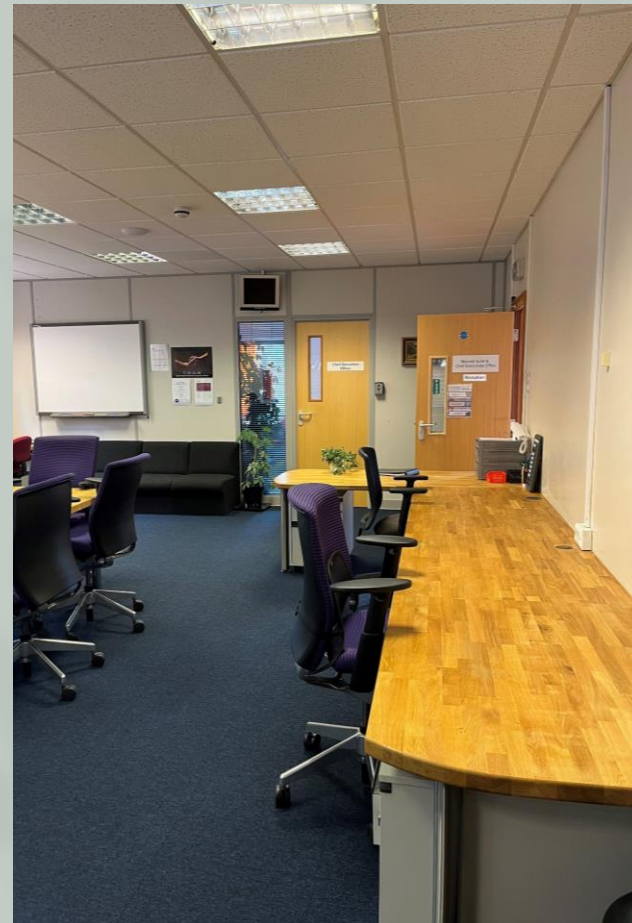
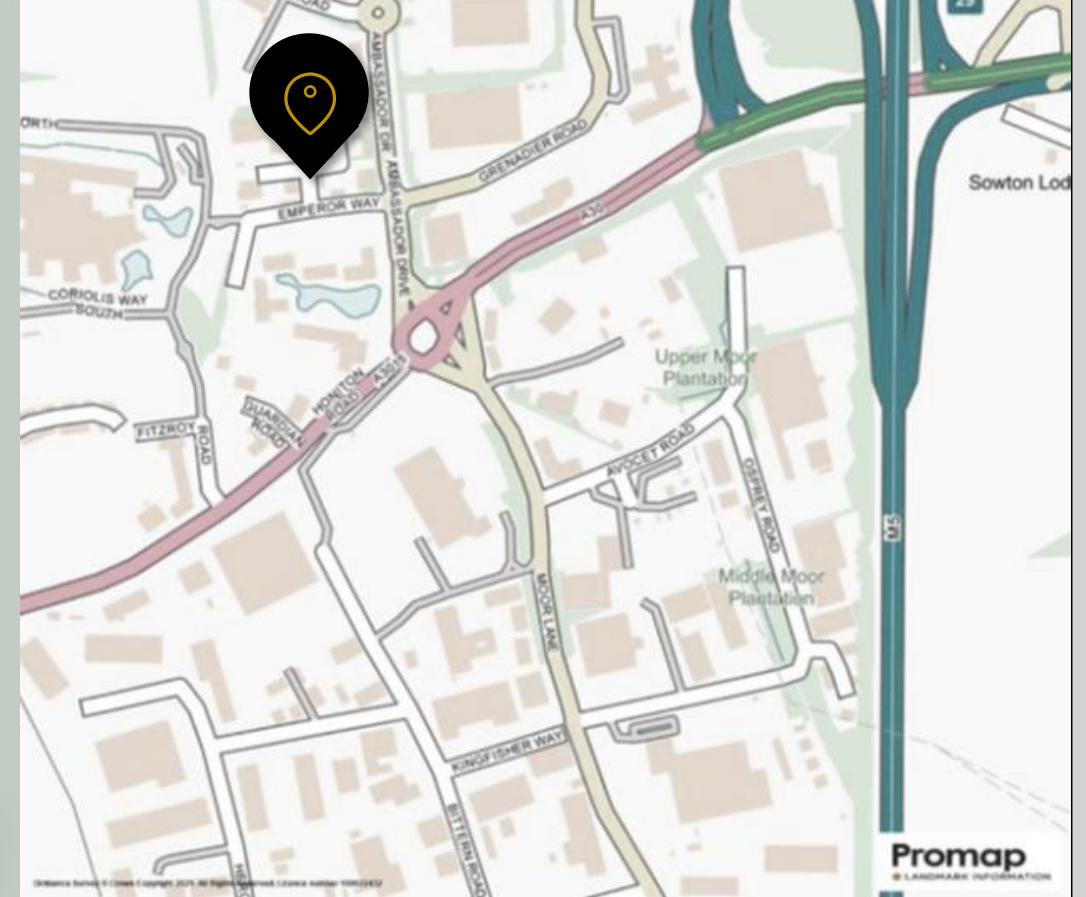




# LOCATION

ETS House is situated on Exeter Business Park, on the eastern edge of Exeter adjacent to Junction 29 of the M5 Motorway and close to the A30, A38 and A380. The nearby Honiton park and ride scheme provides quick and easy access into the city.

Exeter Business Park is still recognised as one of the prime out of town office locations, attracting occupiers such as the Met Office, EDF Energy, Ashfords Solicitors, Regus and Bishop Fleming.











## LEGAL COSTS

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Each party is to bear their own costs incurred in the transaction.

## TENURE

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Freehold.

## ANTI-MONEY LAUNDERING

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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 seller's agent (JLL).

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

## BUSINESS RATES

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We are advised by the valuation office that the current rateable value of this property from 1 April 2023 to present is £51,500.

## EPC

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The Energy Performance certificate is C:62.

# ETS HOUSE

EMPEROR WAY, EXETER BUSINESS PARK, EXETER EX1 3OS

VIEWING AND FURTHER INFORMATION

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Strictly by appointment with the sole agents:



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