



## GROUND FLOOR REFURBISHED OFFICES TO LET

1,500 – 6,584 sq ft

*“ Modern Purpose  
built 2 storey office  
building with  
generous car  
parking provision ”*



# Lancaster House – Exeter International Office Park



## PROPERTY SUMMARY

- ◆ Located on an established Out – of – Town Business Park
- ◆ Close proximity to M5 / A30 and next to Exeter International Airport
- ◆ Modern purpose- built 2 storey office building recently refurbished
- ◆ 84 car parking spaces





# Lancaster House – Exeter International Office Park

## 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
- ◆ 84 car spaces (a ratio of 1:157 sq ft)

## ACCOMMODATION

Ground Floor	Size (sq ft)
Suite 1	1,500
Suite 2	5,084
Total	6,584
Car Spaces	42





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## SERVICE CHARGE

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

## EPC

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

## 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



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## TERMS

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



## FURTHER INFORMATION

For further information, please contact the joint agents



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