



## **TO LET – Gadeon House, Grenadier Road, Exeter, EX1 3UT**

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4,400 to 58,481 sq ft (409 to 5,433 sq m) with ample parking

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**AVISON  
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## High Quality Modern Offices To Let



### Location

Gadeon House is prominently situated on Exeter's premier out of town business park located at junction 29 of the M5 motorway, approximately 3 miles to the east of Exeter city centre. The location offers excellent accessibility to the national motorway network, as well as the A30 and A38 Devon Expressway.

The city benefits from excellent road and train links, with a fastest journey time from Exeter St David's to London Paddington of around 2 hours.

### Description

Gadeon House was constructed in 2003 to BREEAM 'Very Good' rating and provides a total of 82,000 sq ft of prime office space with 399 car parking spaces (1:205 sq ft).

The available accommodation is situated over lower ground, ground and first floors, and is available as a whole or in floors/part floors. Amenities include air-conditioning, full access raised floors, 4 passenger lifts, showers, male, female and disabled WCs on each floor. The building benefits from a secondary reception area allowing for sub-division in wings if appropriate.

Gadeon House – To Let

### Accommodation

Floor	Description	Sq M	Sq Ft
Lower Ground	Offices	1,031	11,098
Upper Ground	Offices and Reception	2,207	23,756
First	Offices	2,195	23,627
<b>Total (NIA)</b>		<b>5,433</b>	<b>58,481</b>

Externally the building benefits from a private car park for 399 cars, including 43 EV charging bays. Spaces will be allocated on a pro rata basis.

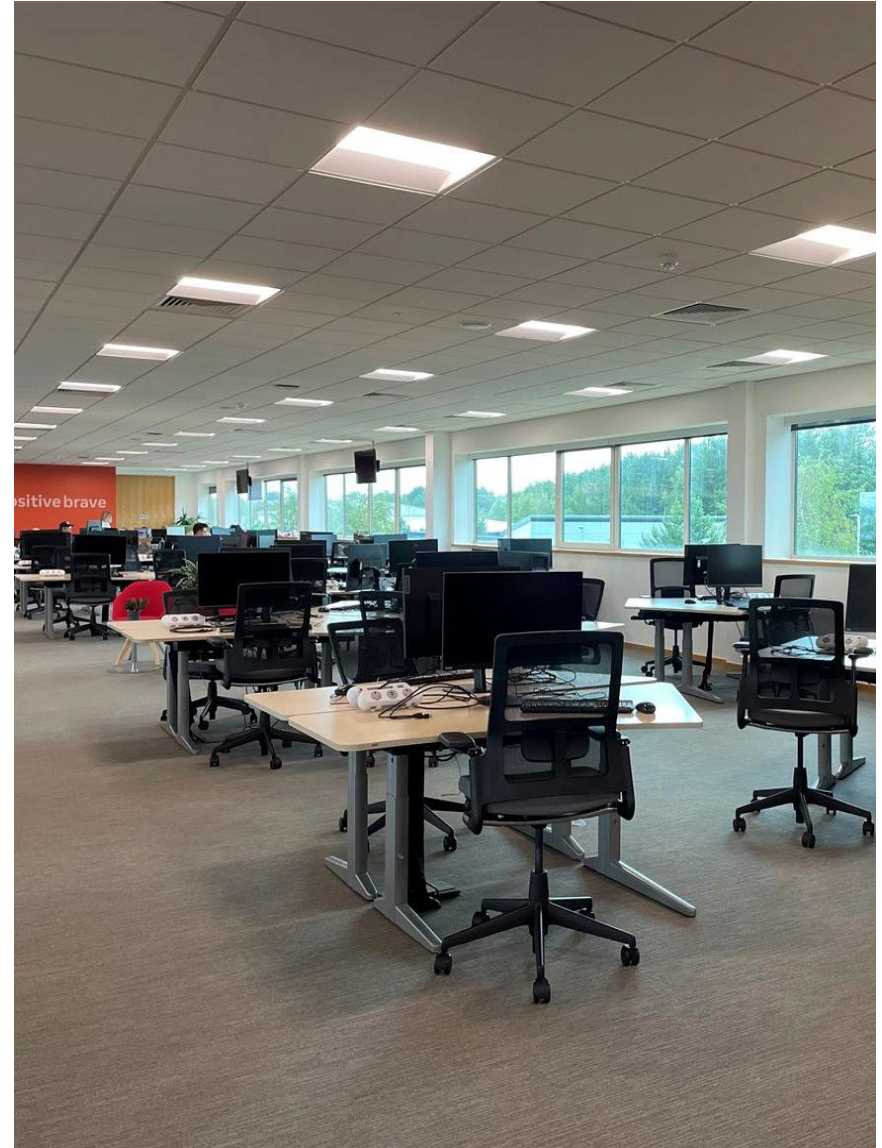
### Tenure

The accommodation is available by way of new FRI lease/s for a period to be agreed.

### Rental

Details available on application.





Gadeon House - To Let



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**Promap**  
LANDMARK INFORMATION

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Licence number 100023432  
Plotted Scale - 1:1250. Paper Size - A4

For Identification Only

## Business Rates

Details available on request.

## EPC

The building had a previous assessment of C-70. A new EPC is being prepared and will be made available.

## VAT

VAT if applicable will be charged at the standard rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewings/Further Information

Please contact the sole agents for any further information, or to arrange a viewing.



# To find out more, scan the QR code



## Paul Williams

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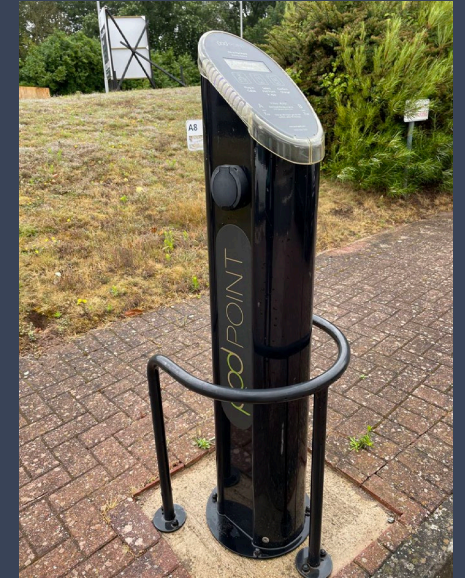
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