

# BROADWALK HOUSE

Southernhay West  
Exeter EX1

Overview

# A WORKPLACE TO INSPIRE



Welcome to Broadwalk House, an award-winning workspace brilliantly located in the heart of Exeter.

Broadwalk House provides a distinguished mix of stylish and efficient office space with a myriad of amenities, creating the perfect environment for your business to flourish.

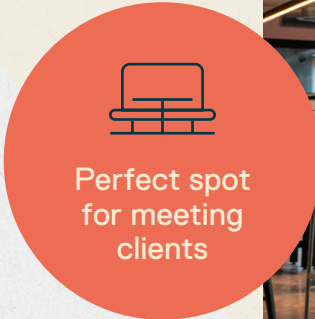
1 Reception

2 Exterior



Two Hands Café

# A WELCOMING FIRST IMPRESSION



Perfect spot  
for meeting  
clients

At the centre of Broadwalk House sits the Two Hands Café and club lounge, serving barista-crafted coffee and a delicious fresh food menu.

This bright and inviting hub looks out to the city walls and garden and is the ideal place for meeting, socialising, or just taking a break from the workday.



- 1 Two Hands Café
- 2 Café Terrace





Shower facilities  
with changing  
rooms



Serviced office  
operator -  
Clockwise



Award  
winning café



New reception  
with concierge



Raised  
floors



LED  
lighting



New VRF  
air conditioning



Bike  
storage



Exposed  
services

Specification

# A SMARTER FINISH

Broadwalk House has been comprehensively refurbished to provide contemporary, flexible space to suit businesses of all sizes.

An abundance of natural daylight, openable windows, and new end-of-journey facilities promote positive wellbeing and active commuting.

It offers workspace that has been mindfully designed to inspire collaboration and optimise productivity.

Leasing Options

# SPACE YOUR WAY



## CAT A

### Leased Space

A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture. Simple.



## CAT A+

### Tailored Space

A traditional lease but with the benefit of an initial fit out already done for you.

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.



## FULLY MANAGED

### Powered by Clockwise

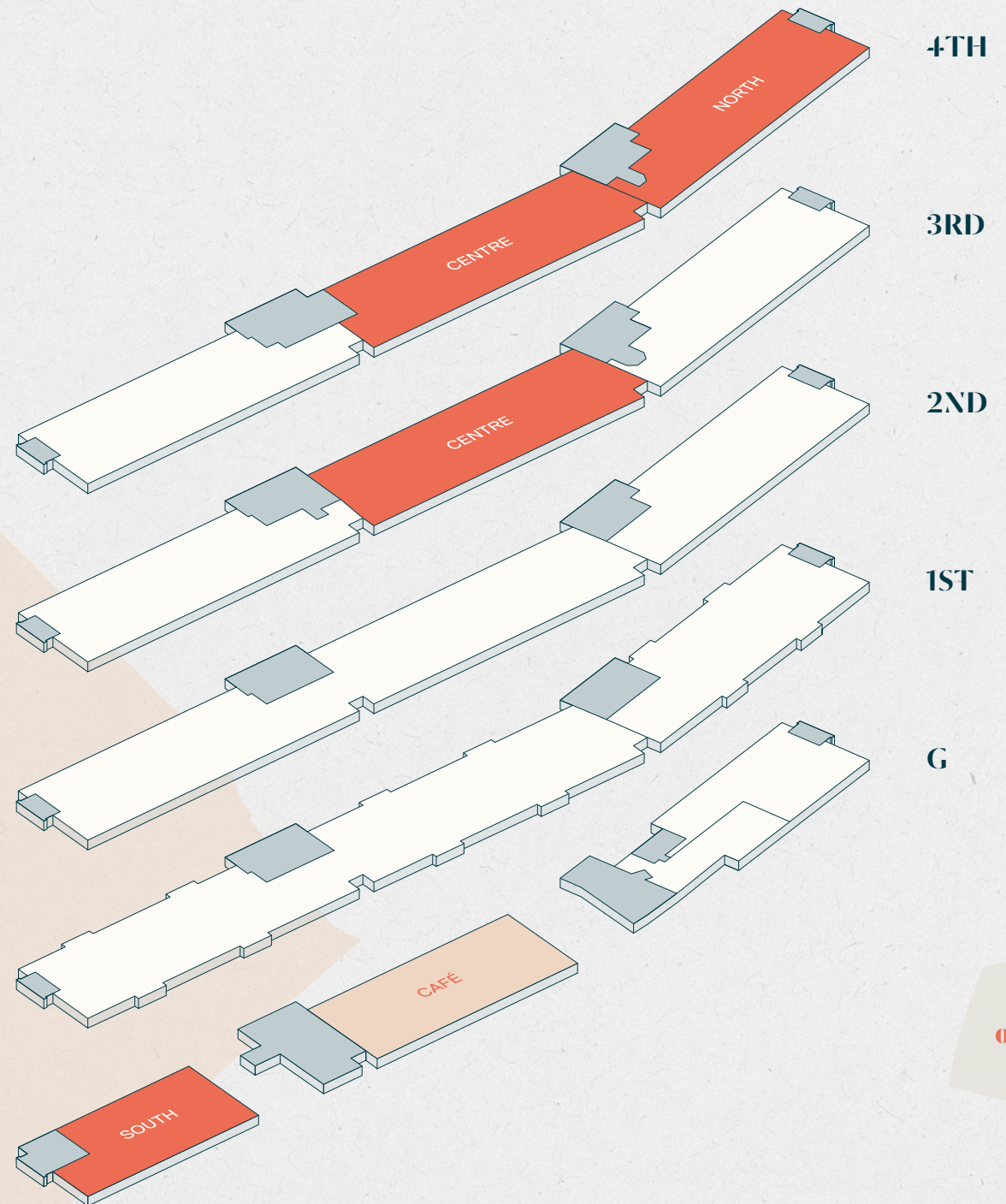
Why not let us take care of maintaining your space?

Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.

Availability

# TAKE YOUR PLACE

| Floor        | Suite  | Sq Ft         | Sq M           |
|--------------|--------|---------------|----------------|
| 4th          | Centre | 5,326         | 494.8          |
|              | North  | 4,733         | 439.7          |
| 3rd          | Centre | 6,367         | 591.5          |
| Ground       | South  | 3,450         | 320.5          |
| <b>Total</b> |        | <b>19,876</b> | <b>1,846.5</b> |



- Available Space
- Core
- Cafe

4th Floor Centre

**A SPACE TO  
MAKE YOUR OWN**









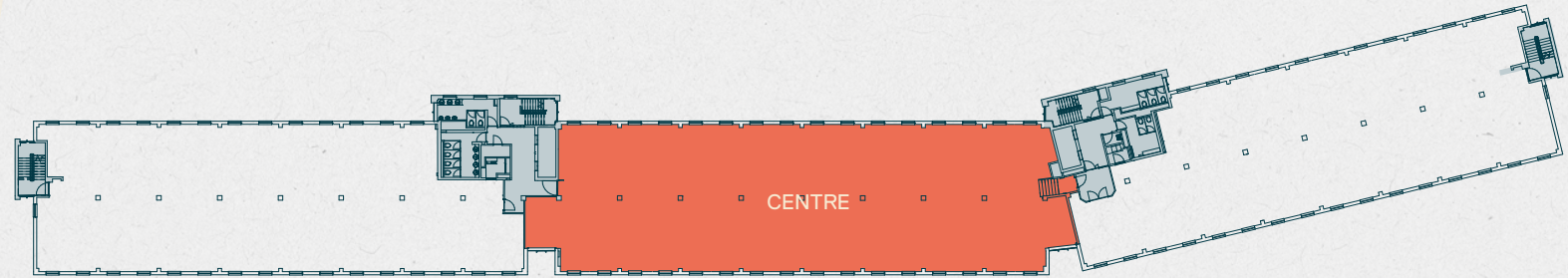
# GROUND

South  
3,450 Sq Ft (320.5 Sq M)



# 3RD

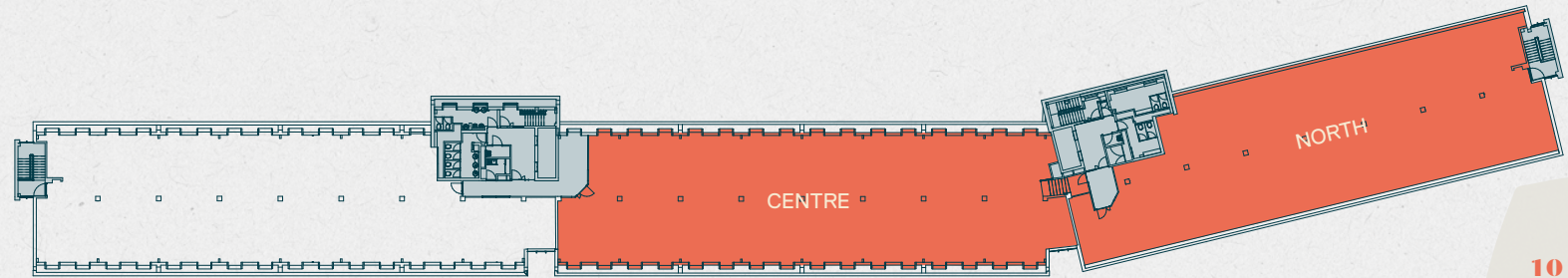
Centre  
6,367 Sq Ft (591.5 Sq M)



# 4TH

North  
4,733 Sq Ft (439.7 Sq M)

Centre  
5,326 Sq Ft (494.8 Sq M)



Local Area

# BEYOND THE OFFICE



Broadwalk House is situated in the middle of the historic Castle Quarter and close to Exeter Quayside.

Its vibrant mix of high-street shops and independent boutiques, and its vast array of places to eat and drink, make it the perfect location for work and leisure.

- 1 [Princesshay Shopping Centre](#)
- 2 [The Ivy](#)
- 3 [Cote Brasserie](#)
- 4 [Mill on the Exe](#)
- 5 [Riverside Cafe](#)



2 minutes walk to Princesshay Shopping Centre



8 minutes walk to River Exe



Local Area

# AT THE HEART OF EXETER'S BUSINESS DISTRICT

The building is conveniently located less than a 10-minute stroll from Exeter Central station, in the city's bustling business district.


Getting around is simple with the area well served by a variety of walking, cycling, and bus routes.



  
**18**  
 minutes  
 Exeter St Thomas Station

  
**10**  
 minutes  
 Exeter St David's Station

  
**09**  
 minutes  
 A30

  
**15**  
 minutes  
 Exeter Airport

**12**



**Bars & Restaurants**

- 01 Hub Box
- 02 Harry's Restaurant
- 03 Eat on the Green
- 04 On the Waterfront
- 05 The Ivy Exeter
- 06 Comptoir Libanais
- 07 Franco Manca
- 08 Southernhay House
- 09 The Fat Pig
- 10 The Terrace

**Culture**

- 11 Exeter Cathedral
- 12 Exeter Cavern
- 13 Royal Albert Memorial Museum
- 14 St. Nicholas Priory
- 15 Exeter Corn Exchange

**Coffee**

- 16 EXE Coffee Roasters
- 17 Exploding Bakery
- 18 Grow Coffee House
- 19 Crankhouse Coffee Roasters
- 20 Sacred Grounds

**Fitness**

- 21 Pure Gym
- 22 Anytime Fitness
- 23 Quay Fitness
- 24 Fitness First
- 25 Performance Training

**Hotels**

- 26 Souhernhay Hotel
- 27 Headweir Mill House
- 28 Mercure Exeter Southgate
- 29 Hotel du Vin
- 30 City Gate

Developer



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



Our ESG Focus

Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.

Select examples in practice are:

- socially responsible business plans that integrate our local communities
- active consultation with and responsiveness to local stakeholders
- revitalising heritage buildings and improving local landscapes

- providing spaces or funds for local community use
- improving building quality to provide greater energy efficiency and disabled accessibility

- 1 Mountbatten House, Southampton
- 2 160 Aldersgate
- 3 1 Golden Lane

# FURTHER INFORMATION

## Viewings

Strictly through sole letting agent:

### Tony Fisher

t 020 7198 2250

m 07712 868 648

e [tfisher@lsh.co.uk](mailto:tfisher@lsh.co.uk)

**Lambert  
Smith  
Hampton**

**BROADWALKHOUSE.COM**

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