

Longbrook House

EXETER

HEADQUARTERS CITY CENTRE OFFICE BUILDING

11,097 - 49,366 SQ FT

2



Longbrook House

IMPRESSIVE LANDMARK OFFICE BUILDING LOCATED
DIRECTLY OPPOSITE EXETER CENTRAL STATION



A SPECTACULAR GRADE A OFFICE REFURBISHMENT PROVIDING AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE PREMIUM OFFICES WITHIN THE COUNTY TOWN OF DEVON

Longbrook House provides
49,366 sq ft of Grade A office
accommodation on ground and
three upper floors together with
two levels of basement parking
providing 58 spaces

Energy rating EPC: B



COMPLETE NEW RECEPTION AREA AND SERVICE
CORE TOGETHER WITH A FULL HEIGHT ATRIUM



3



STUNNING FEATURE ATRIUM WHICH CASCADES LIGHT THROUGHOUT THE BUILDING



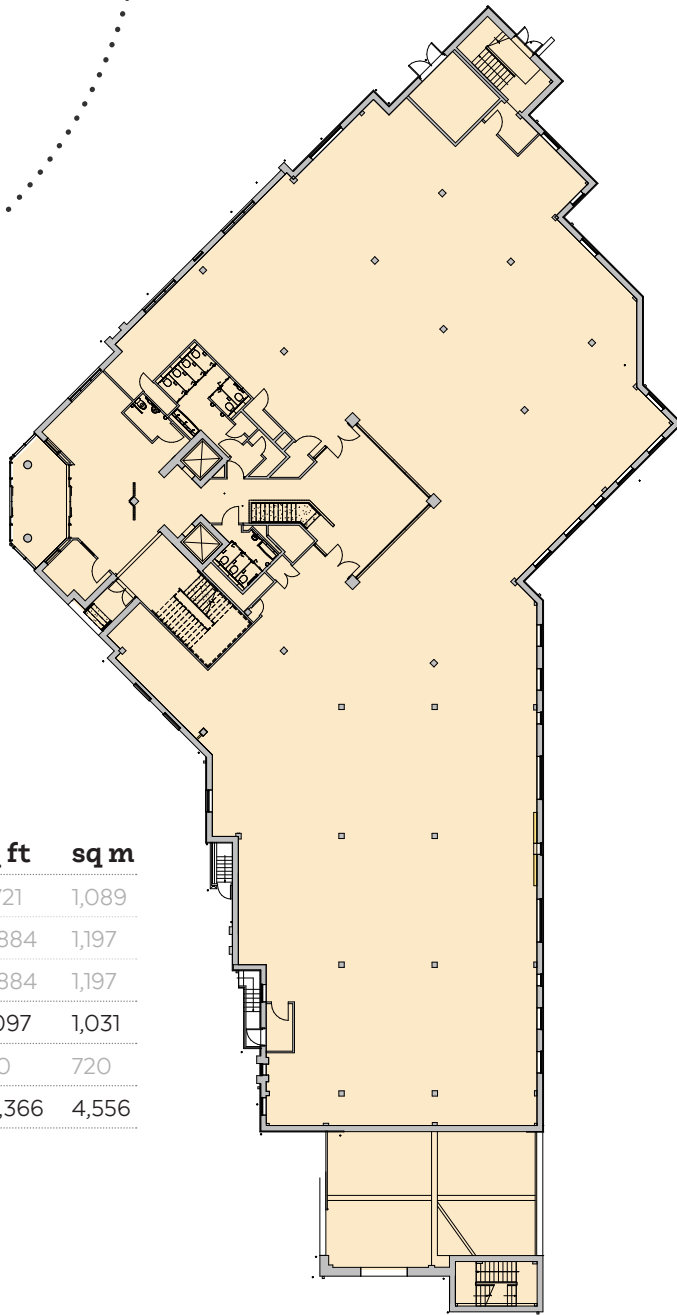
COMPLETELY REFURBISHED TO A HIGH SPECIFICATION, WHICH INCLUDES :-

- ▶ NEW AIR CONDITIONING
- ▶ SUSPENDED CEILINGS
- ▶ LED LIGHTING
- ▶ FULL ACCESS RAISED FLOORS
- ▶ FULL HEIGHT FEATURE ATRIUM
- ▶ NEW RECEPTION AREA
- ▶ NEW TOILETS
- ▶ 58 SECURE CAR PARKING SPACES
- ▶ ADJACENT OVERFLOW CAR PARK WITH AN ADDITIONAL 337 SPACES

OPEN PLAN FLOORS
RANGING FROM
11,097-49,366 SQ FT

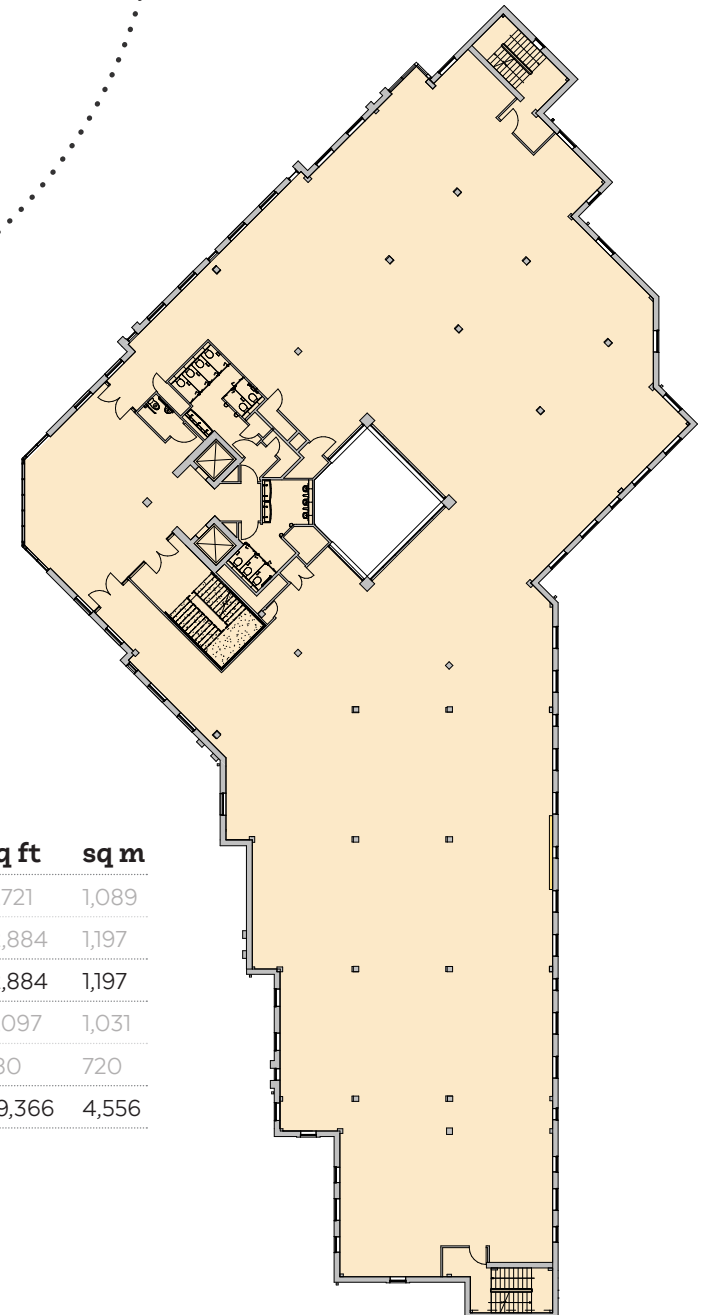


Gf



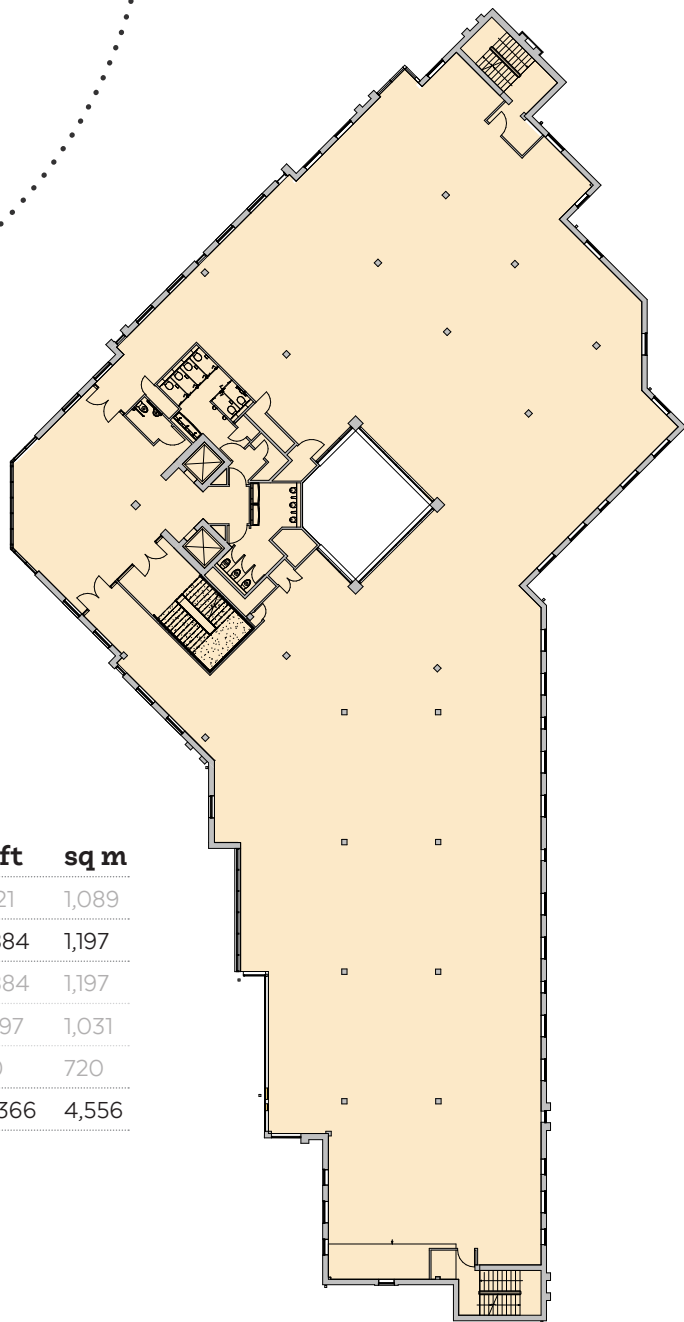
| floor | sq ft | sq m |
|--------------|---------------|--------------|
| 3rd floor | 11,721 | 1,089 |
| 2nd floor | 12,884 | 1,197 |
| 1st floor | 12,884 | 1,197 |
| gnd floor | 11,097 | 1,031 |
| reception | 780 | 720 |
| total | 49,366 | 4,556 |

1f



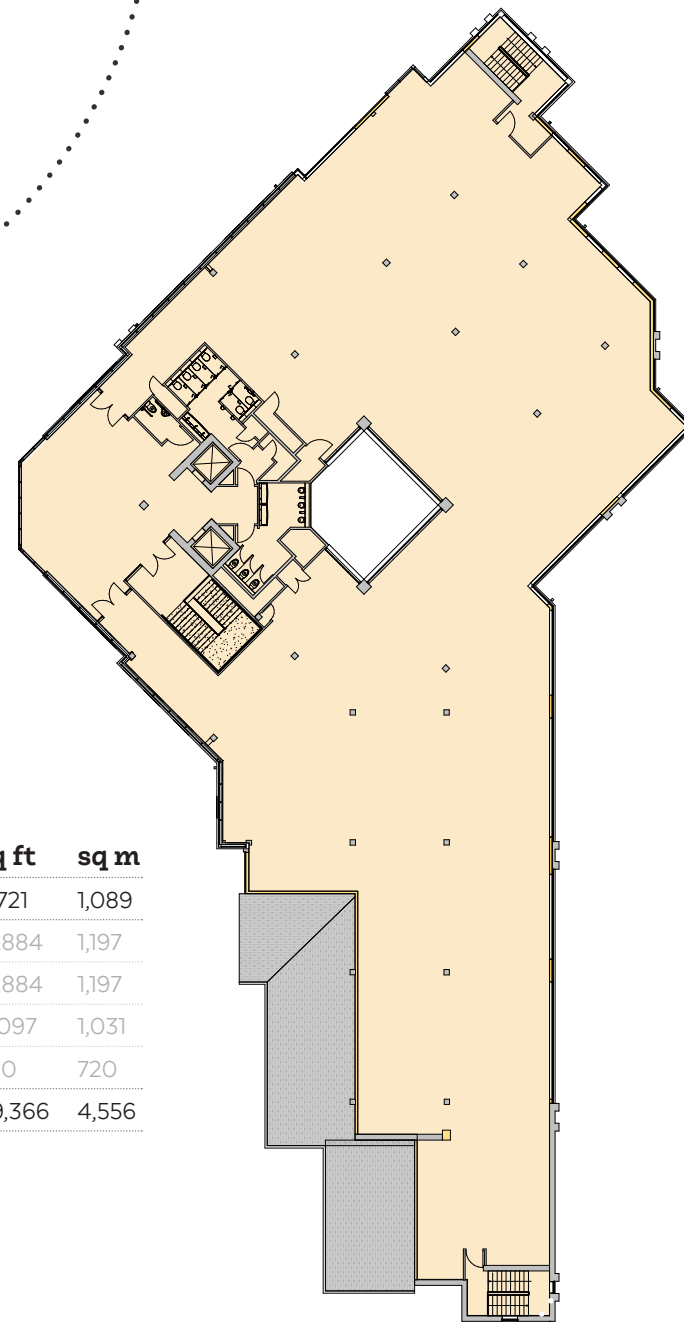
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2f



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Backbone Connect

Longbrook House is pre-installed with Backbone Connect's state-of-the-art connectivity and digital infrastructure, ready to meet the needs of your business.

Backbone Connect provides a range of IT solutions to the very best businesses across the UK and can help you remove unnecessary delays, avoid costly wayleave agreements, and ultimately move in faster.

As a Backbone Connected Building, Longbrook House tenants benefit from hassle-free high-speed internet connections and integrated technology services that can be delivered in days.

To learn how to get your digital services up and running without fuss

contact our team at GETGETCONNECTED@BACKBONECONNECT.CO.UK or 0203 955 722.





LOCATED IN THE HEART OF THE BUSINESS DISTRICT ADJACENT TO EXETER CENTRAL STATION

LOCATED IN THE MIDDLE OF THE CASTLE QUARTER AND CLOSE TO EXETER'S QUAYSIDE, ONE OF THE MOST HISTORICAL AREAS OF THE CITY. IT'S THE IDEAL PLACE TO COMBINE WORKING AND SOCIALISING THANKS TO A WIDE VARIETY OF INDEPENDENT SHOPS, CAFES AND A PRETTY PUBLIC PARK CALLED NORTHERNHAY GARDENS. THERE'S ALSO AN INDOOR SHOPPING CENTRE AND A BEAUTIFUL LIBRARY, WHICH IS ONE OF THE CITY'S MOST-LOVED PUBLIC BUILDINGS.



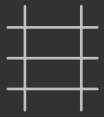
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Longbrook House EXETER



**YOUR
NEIGHBOURHOOD**

AN IDEAL CENTRAL LOCATION, ADJACENT TO EXETER CENTRAL STATION AND THE PRINCIPAL SHOPPING CENTRE OF PRINCESS HAY WITH ITS NATIONAL RETAILERS, INDEPENDENT SHOPS, RESTAURANTS AND BARS, **MAKING LONGBROOK HOUSE THE IDEAL NEW HOME FOR YOUR COMPANY.**



EXETER CENTRAL

LONDON PADDINGTON

2:46 HRS

BRISTOL

1:26 HRS

SWINDON

2:00 HRS

PLYMOUTH

1:08 HRS

- 1** PRINCESSHAY SHOPPING CENTRE
- 2** EXETER CATHEDRAL AND GREEN
- 3** EXETER QUAYSIDE
- 4** THE GUILDHALL SHOPPING CENTRE
- 5** NORTHERNHAY GARDENS



SAT NAV: EX4 4UD

www.longbrookhouse.co.uk

FOR FURTHER INFORMATION PLEASE CONTACT LAMBERT SMITH HAMPTON:

**Lambert
Smith
Hampton**

Sterling Court,
16 Dix's Field,
Exeter, EX1 1QA

Tony Fisher
Head of Office - Exeter

dd: 01392 798047

m: 07712 868648

e: TFisher@lsh.co.uk

DISCLAIMER: These Particulars are believed to be correct at February 2020, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. November 2022