

John Lewis

Available from **775 - 29,973 sq ft** (72.01 - 2,784.58 sq m) **TO LET**

DEBENHAMS

BROADWALK HOUSE

SOUTHERNHAY
GARDENS,
EXETER
EX1 1TS

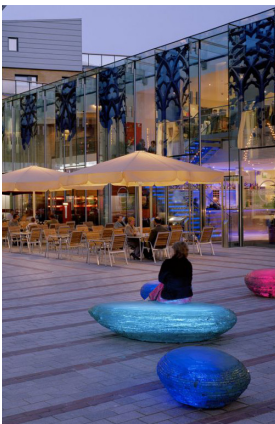
SELF-CONTAINED
CITY CENTRE
OFFICES



DESCRIPTION

Broadwalk House is a modern five storey office building of high specification arranged in three sections, North, Central and South Block, with two cores containing the facilities. Broadwalk House benefits from the following specification:

- Suspended ceiling with recessed lighting
- 4 x 10 persons passenger lifts (2 in each core)
- 24hr Security
- Recently refurbished receptions and common areas
- Car parking available subject to separate agreement
- Variety of suites available



BROADWALK HOUSE

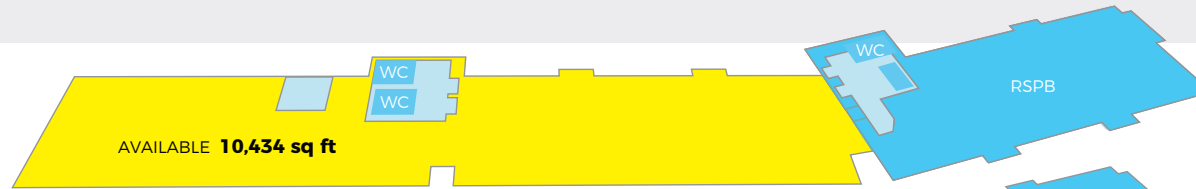
SOUTHERNHAY
GARDENS,
EXETER
EX1 1TS



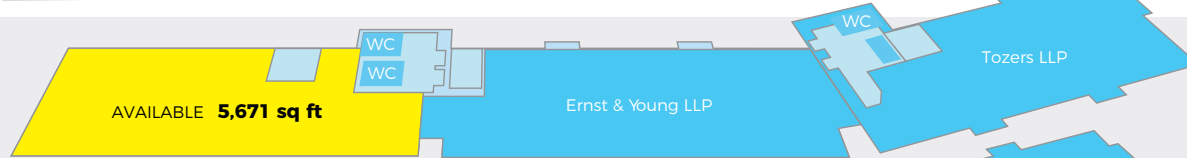


Flexible accommodation with available suites
being divided to suit occupiers requirements

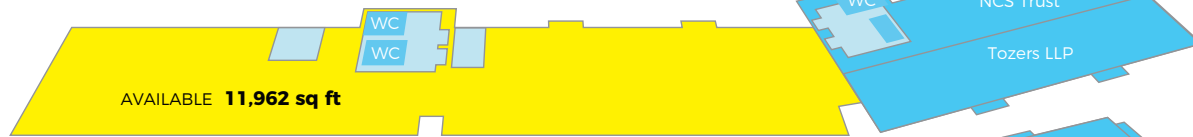
04
FLOOR



03
FLOOR



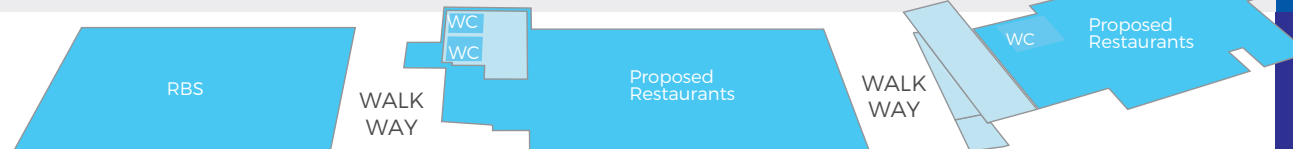
02
FLOOR



01
FLOOR

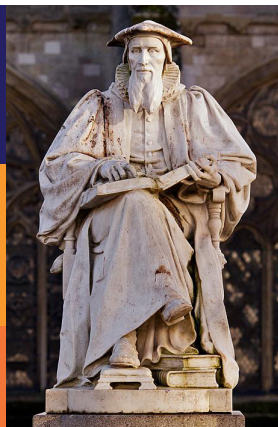


GR
FLOOR



AVAILABLE FLOOR SPACE

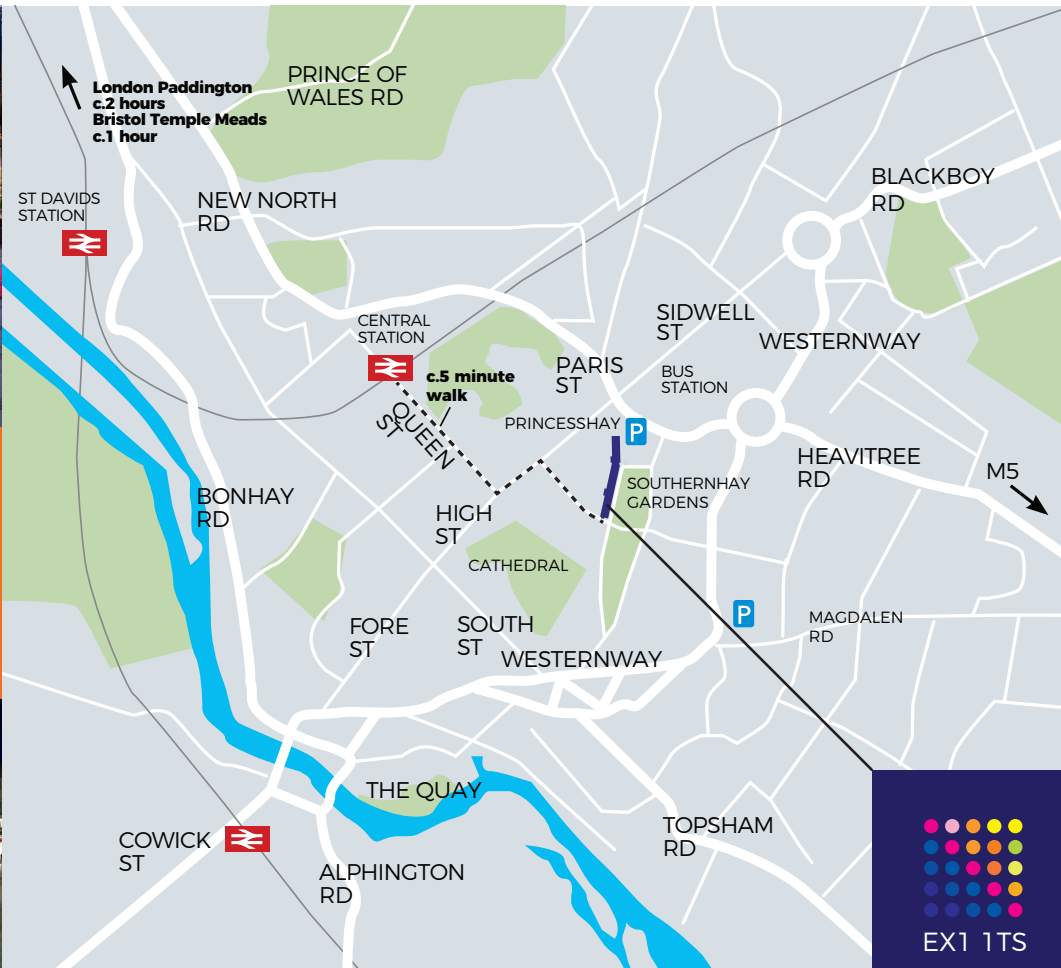
Floor	SQ FT	SQ M
4th FLOOR	10,434	969.33
3rd FLOOR	5,671	526.88
2nd FLOOR	11,962	1,111.29
1st FLOOR	1,131	105.07
1st FLOOR	775	72.01
Total	29,973	2,784.58



OTHER OCCUPIERS

Ernst Young
RBS
Charles Stanley
Tozers LLP
RSPB





LOCATION

Broadwalk House is prominently situated in Southernhay, in the heart of Exeter City Centre.

Broadwalk House benefits from excellent accessibility, including the following:

Road:

M5 Motorway is c.3.5 miles

Rail:

Exeter Central is a c.5 minute walk
From Exeter St David's journey times of only:

- c.1 hour to Bristol Temple Meads
- c.2 hours to London Paddington

Air:

Exeter International Airport is a c.18 minute drive
The airport offers journey times of:

- c.1 hour to London City airport with daily flights
- c.1 hour to Manchester
- c.2 hours 25 minutes to Paris

Broadwalk House conveniently neighbours Princesshay Shopping Centre, the City's main retail and leisure facility offering excellent amenity with over 70 of the top high street names. The High Street is also home to many major retailers along with a variety of independent and specialist shops such as Carluccio's, Chandos Deli, Debenhams, Crew Clothing and John Lewis.

EPC

The building has an EPC rating of D(83). Certificate available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

For business rates information please contact the agent.

TERMS

Accommodation is available on new effective full repairing and insuring leases on terms to be agreed. Basement level car parking is available by way of separate agreement on a license basis at £1,500 per annum per bay.

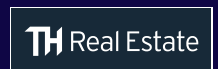
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole selling agents:



Joe Leeming
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Peter Musgrove
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DISCLAIMER: These Particulars are believed to be correct at July 2014, 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. May 2017.