

# Swallowtail House

## EXETER

Modern, newly refurbished HQ office accommodation



Exeter Business Park, Exeter EX1 3LH





# A fresh way to work

**Situated on one of Exeter's most convenient business parks Swallowtail House offers a unique opportunity to create a buzzing office environment that is fully flexible to your business needs**



Premium office accommodation that has been fully refurbished to exacting standards



Available for immediate occupation



Asking rent of £18.50 per ft<sup>2</sup>



Viewing highly recommended



# Property features at a glance



## Light – filled airy spaces ready for your teams needs



Flexible floor plates



51 parking spaces



5 EV charging spaces



Full height atrium entrance



WC and shower facilities



Kitchenettes



Air conditioning



Passenger lift



EPC B / LED lighting



# A little more about the property



Swallowtail House offers premium office space over three floors in Exeter's thriving Business Park



The building was constructed in 2008 and has just undergone a full refurbishment programme



This has produced a flexible, light & contemporary workspace and layout ready to meet your business needs



From creating a best-in-class HQ to smaller bespoke office requirements, Swallowtail House can be tailored to your design



**Make a home for yourself and your team**



# Location and Situation

Located in the heart of Exeter's Business Park with fantastic connectivity to the motorway, airport and major local routes

Exeter Business Park, on the eastern edge of Exeter adjacent to Junction 29 of the M5 Motorway and close to the A30, A38 and A380. The nearby Honiton park and ride scheme provides quick and easy access into the city.

Exeter Business Park is recognised as one of the prime out of town office locations, attracting occupiers such as the Met Office, EDF Energy, Ashfords Solicitors, Regus and Bishop Fleming.



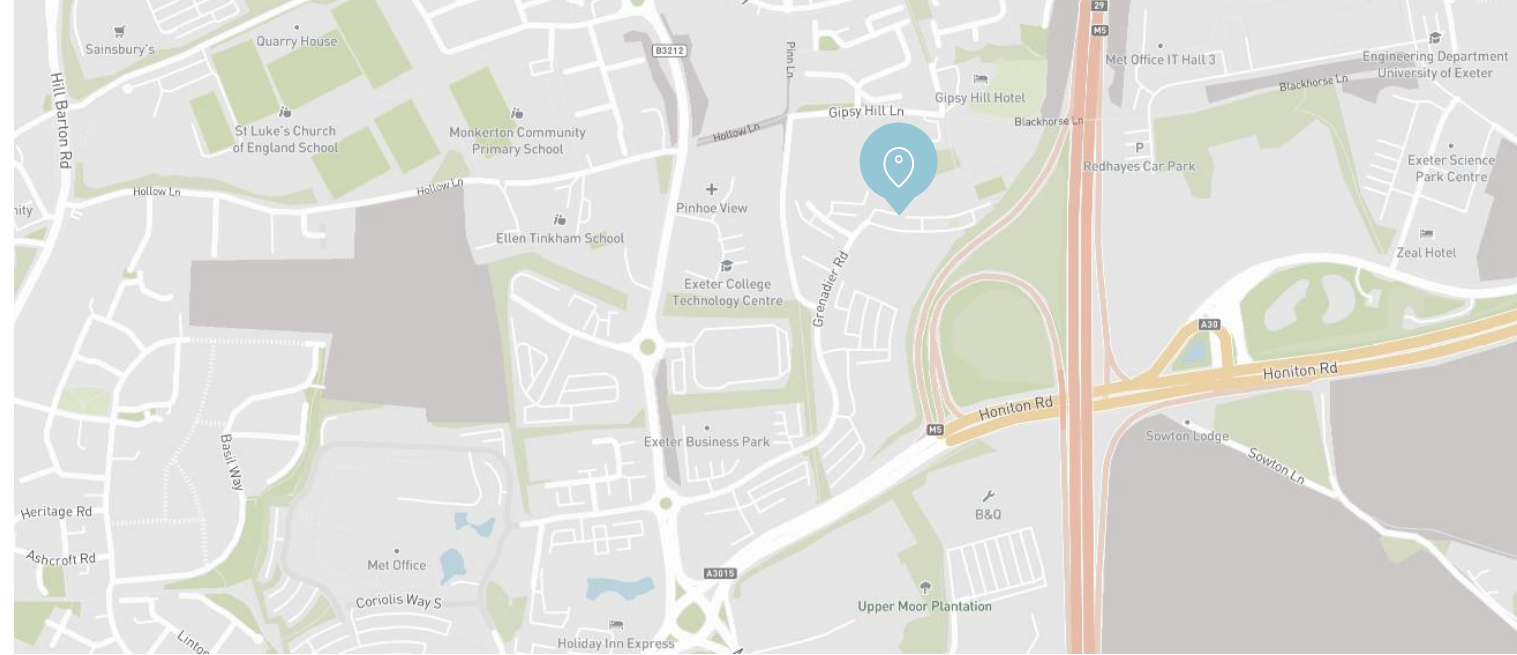


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30 minutes



60 minutes



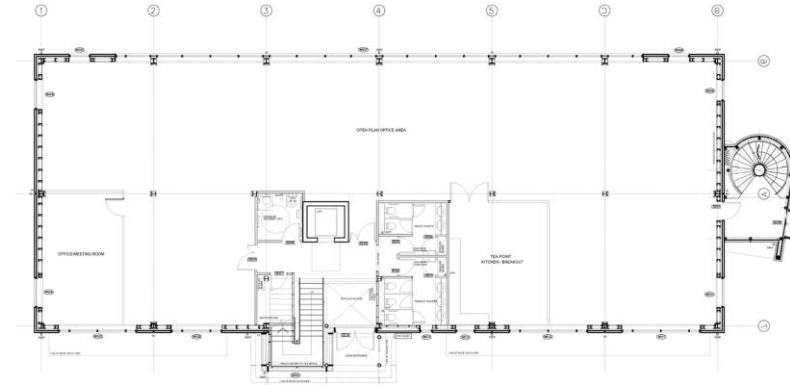
60 minutes



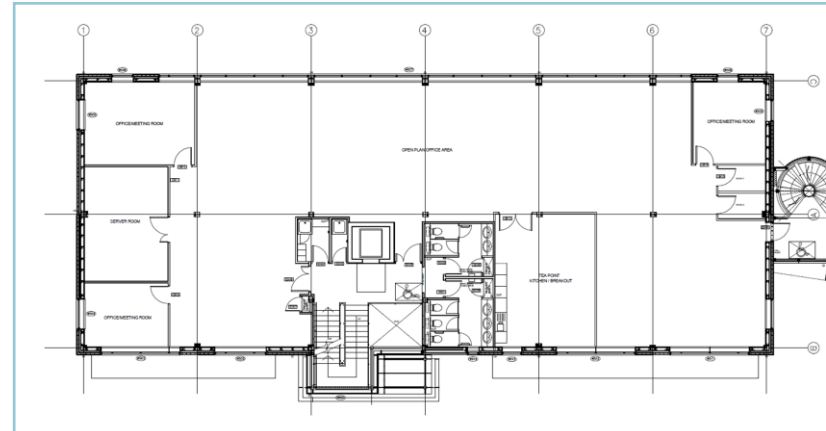
# Availability schedule

The accommodation comprises the following areas, measuring in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

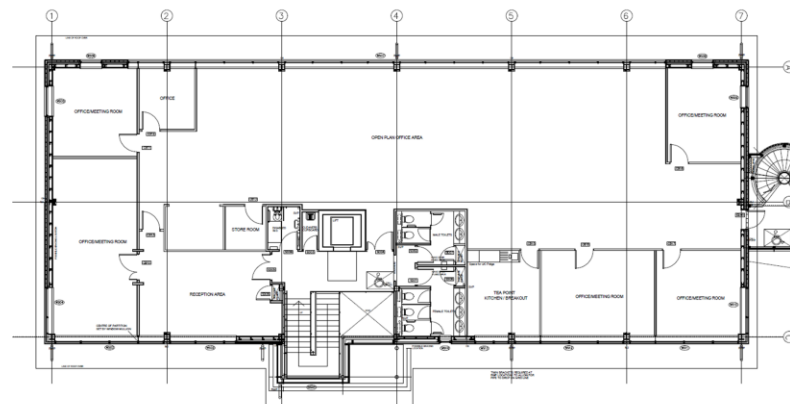
Accommodation	Sq m	Sq ft
Ground Floor	441	4,750
First Floor	435	4,687
Second Floor	438	4,720
<b>Total NIA</b>	<b>1,315</b>	<b>14,157</b>



**Ground Floor - 4,750.5 ft<sup>2</sup>**



**First Floor - 4,687.2 ft<sup>2</sup>**



**Second Floor - 4,720.0 ft<sup>2</sup>**

## Available for immediate occupation as a whole or in part

- Dedicated meeting rooms
- Expansive open plan working
- Breakout areas and dedicated kitchen facilities
- Private remote working booths
- Light filled natural surroundings
- New LED lighting throughout



# Additional information



## Business rates

We are advised by the valuation office that the current rateable value of this property from 1 April 2023 to present is £50,000 for the ground floor & £99,000 for 1st & 2nd floors. Interested parties are encouraged to make their own enquiries at <https://www.tax.service.gov.uk/business-rates-find/search>



## EPC

The property has an EPC rating of B: 29



## Terms

Swallowtail House is available to let as a whole, or in part, at the asking price of £18.50 per sq ft. for terms to be agreed



## Legal costs

Each party to bear their own legal costs incurred in the transaction



## Anti-money laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction





## Viewing and further information

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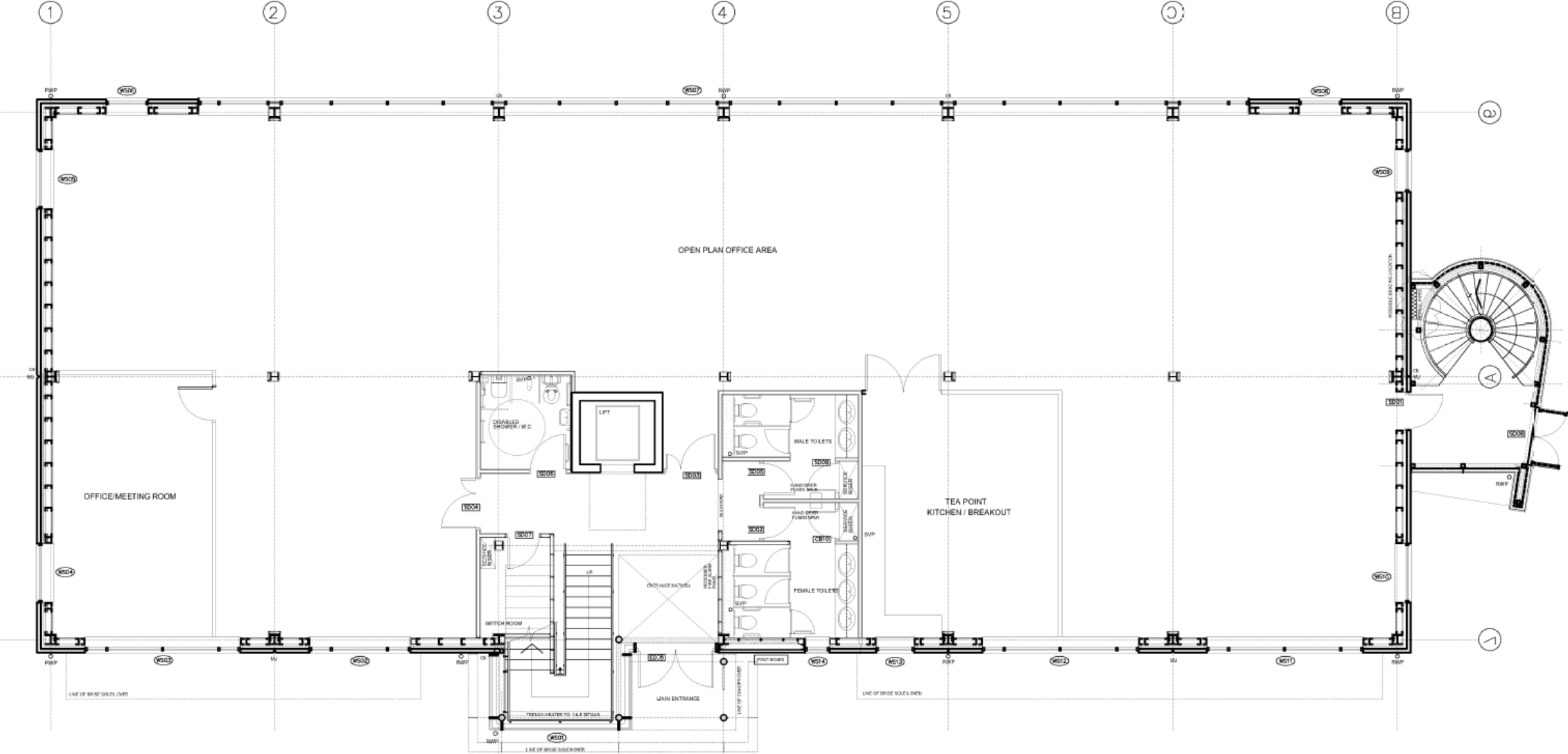
m: 07974 156869

e: [Nstevens@alderking.com](mailto:Nstevens@alderking.com)

#### DISCLAIMER

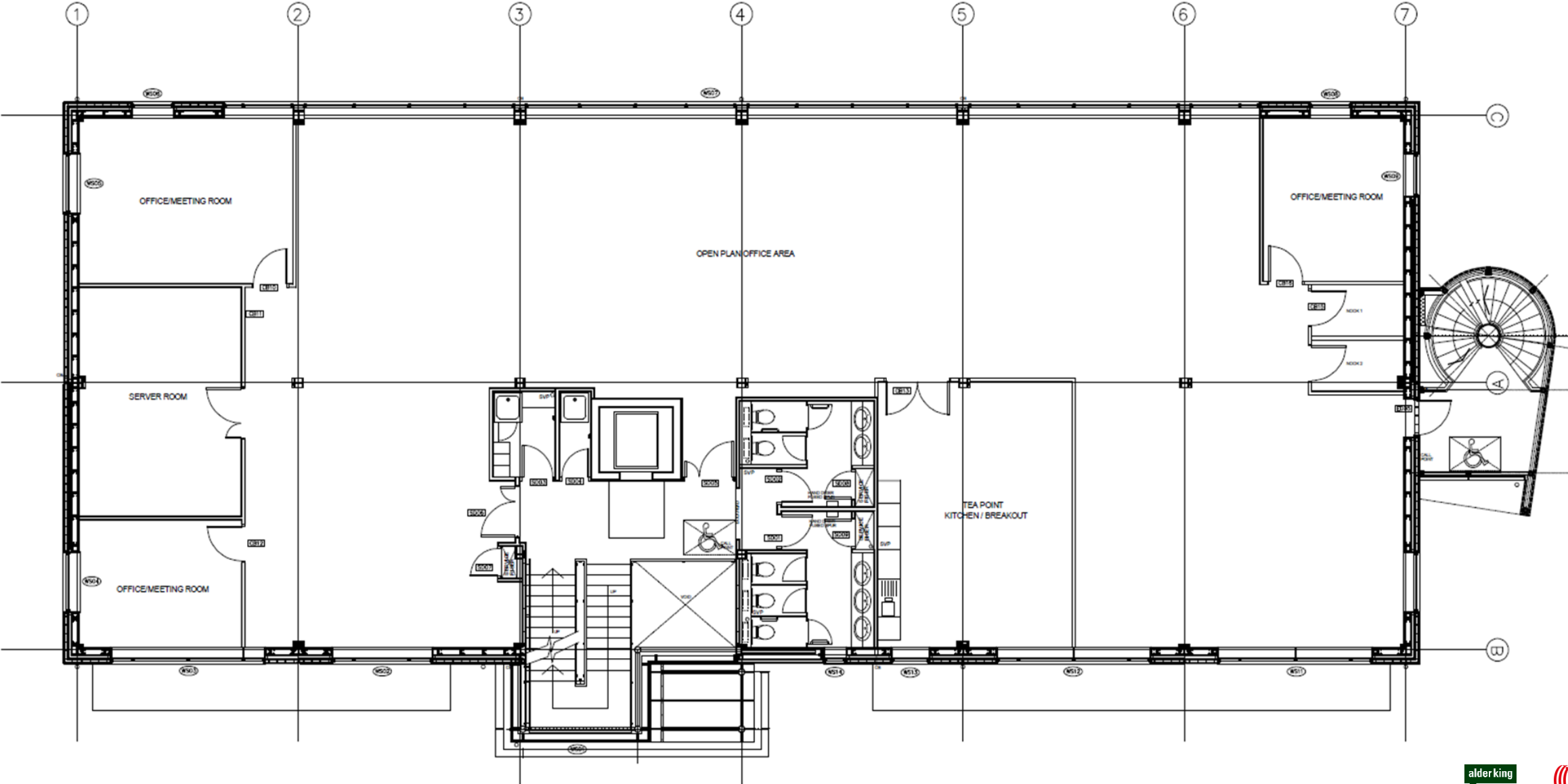
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