TO LET

GRADE A SPACE

EAGLE HOUSE

4,488 ft² / 416 m²
EXETER SCIENCE PARK

Exeter Science Park, is located at the gateway to the East of Exeter Growth Point area which, together with the other complimentary developments, will be the focus for Exeter’s growth in the 21st Century. It is a developing location which already has more than 20 occupiers in two buildings, and where further developments are underway. Eagle House benefits from the Science Park facilities including a café and meeting facilities.

LOCATION

Eagle House is situated in a highly accessible and prominent position at the entrance to Exeter Science Park, being around 400 metres from Junction 29 of the M5 motorway. Apart from unrivalled road access, it has:

- A half-hourly bus service stopping close to Eagle House and connecting with Exeter city centre and the Honiton Road Park-&-Ride as well as locations to the east
- Traffic-free cycle routes connect Exeter Science Park with Exeter’s cycle route network
- Rail links via Pinhoe Station, around a 20-minute walk away
- Direct air links to London via Exeter Airport
EAGLE HOUSE

Eagle House is a strikingly designed two storey office building that is leading edge in specification and sustainability and built to BREEAM Excellent 2008.

The available space is on the ground floor and provides 4,488 sq ft (416 sq m) of open plan Grade A office accommodation with the following specification:

- High quality Cat A specification to include:
- Controllable natural ventilation system;
- Concrete frame and floor slab construction to improve thermal efficiency;
- Fully accessible raised access floors with 150mm clear void to office areas;
- 3.40 metre floor height from raised floor to underside of soffit (office areas);
- Suspended lighting incorporating acoustic baffles;
- Gas fired LTHW heating system;
- Solar roof mounted PV’s (tariff income to offset power costs);
- Cantilevered balcony with glass balustrade and timber finishes;
- 15 car spaces and rack system to accommodate 5 cycles.
EAGLE HOUSE

GRADE A SPACE

USER
Eagle House has open planning consent for offices.

TERMS
The ground floor is available to let as a whole on a new full repairing and insuring lease terms to be agreed.
For quoting rent please contact the joint agents.
A service charge applies in respect of shared costs of repair and maintenance of the building which includes a separate charge that is levied for the maintenance of the Science Park Estate – details on request.

ENERGY PERFORMANCE
Eagle House has an Energy Performance Certificate showing an A rating. It is also assessed as BREEAM – Excellent.

RATEABLE VALUE
The suite has a rateable value of £79,500, and the rates payable in the year 2017/18 are understood to be £38,080.50, before transitional arrangements.
Eagle House is within the Exeter & East Devon Enterprise Zone which allows qualifying businesses 100% exemption from business rates for a period of up to 5 years. Click here for details of qualifying criteria.

FURTHER INFORMATION
For further information quoting and other terms, contact the joint agents below:

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