



# EAGLE HOUSE

## EXETER SCIENCE PARK EX5 2FN

TO LET - FIRST FLOOR GRADE A OFFICES IN MODERN BUILDING  
1,868 sq.ft. (173.5 sq.m.)

PRIME LOCATION ADJACENT TO J29 OF THE M5 | WITH BENEFIT OF EXISTING HIGH-QUALITY FIT-OUT  
EXCELLENT EFFICIENCY / ENVIRONMENTAL STANDARDS | 6 ALLOCATED CAR SPACES

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### LOCATION

Eagle House is situated in a highly accessible and prominent position at the entrance to Exeter Science Park, and is around 400 metres from Junction 29 of the M5 motorway. Aside 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.

Nearby occupiers and amenities include:

- New 142 bed "Zeal" hotel with restaurant, bar and gym.
- New Local Centre with Tesco Metro (opening Q1 2025) and cafe.
- Exeter Science Park with its associated facilities including a cafe and meeting facilities.

### ACCOMMODATION

Eagle House is a strikingly designed two storey office building built to BREEAM Excellent 2008. Current occupiers in the building are Eagle One and Shipman Wealth Management Ltd. The available space is on the first floor, with access from the spacious ground floor lobby via stairs and lift. It provides 1,868 sq ft (173.5 sq m) of Grade A office accommodation with the following specification:

Controllable natural ventilation system
Concrete frame and floor slab to improve thermal efficiency
Accessible raised access floors with 150mm clear void to office areas
3.40m floor height from raised floor to underside of soffit
Suspended lighting incorporating acoustic baffles
Solar roof mounted PV's

The suite is offered with the current high-quality fit-out including partitions as shown in the floor plan overleaf, although this can be removed, in whole or in part, to suit occupier's requirements. The suite will have its own kitchen point and shared use of WC facilities on the same floor. The option of secure storage is also available within the building, by separate negotiation.

### PARKING

The suite has 6 allocated parking spaces and shared use of cycle parking. There is also a nearby 300-space park-and-change car park facility.

### SERVICES

All mains services are connected to the building and will be re-charged to the tenant on a proportional basis.

### ENERGY PERFORMANCE

Eagle House has a current Energy Performance Certificate with a rating of B(37); a copy is available on request.

The building is also assessed as BREEAM - Excellent.

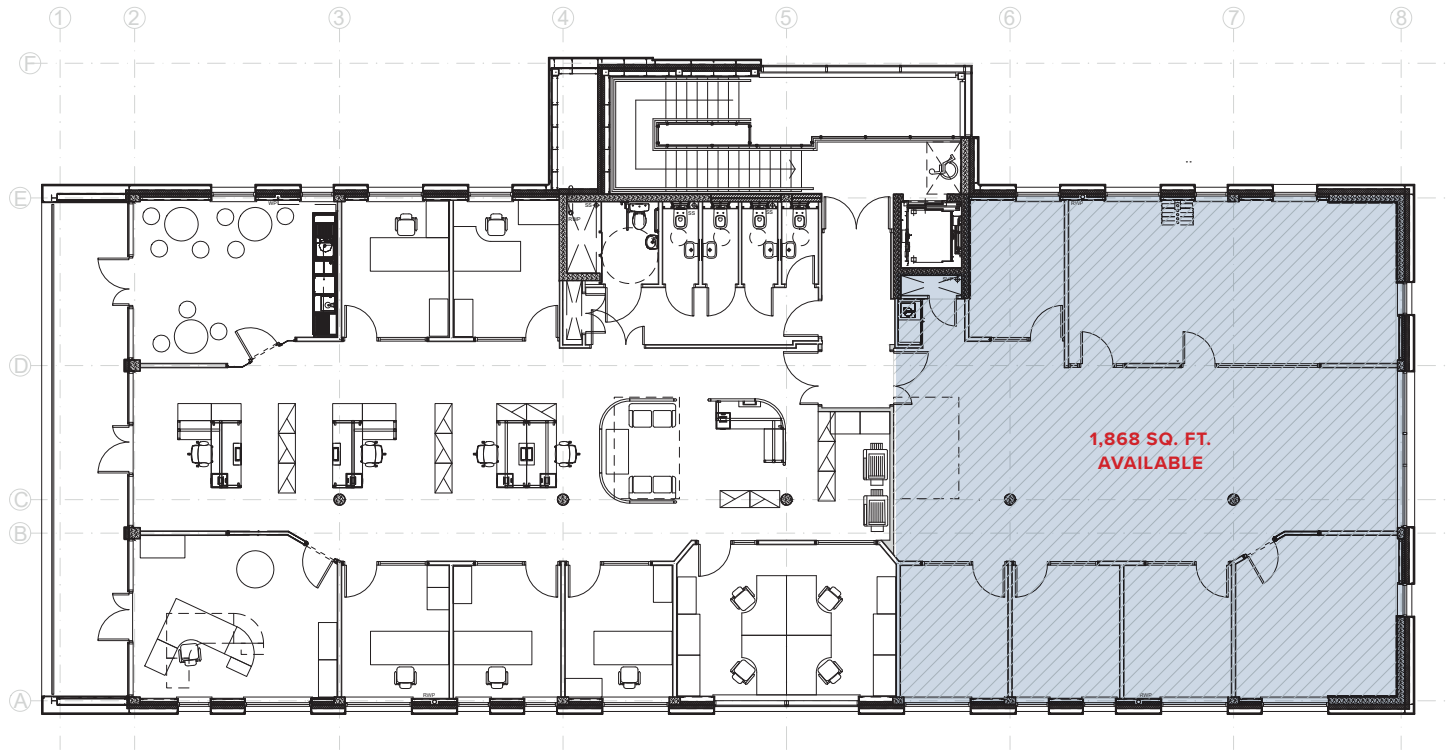


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### FLOOR PLAN



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### LEASE TERMS

The property is offered by way of a new lease on contributory FRI terms. The initial rent is £42,500 per annum exclusive, and other lease terms are by negotiation.

### SERVICE CHARGE

A service charge applies in respect of costs such as maintenance and cleaning of external and common areas, re-charge of shared utilities and maintenance of shared services. Details on request.

### BUSINESS RATES

To be re-assessed following completion of the sub-division works. You are advised to contact the Business Rates department of East Devon District Council for further details.

### VAT

VAT is applicable to all rents and service charges relating to this property.

### ANTI MONEY LAUNDERING

In accordance with AML regulations, tenants will be required to comply with procedure at the time the terms of the transaction are agreed.

### BROADBAND CONNECTIVITY

A report on the broadband services available to the building, and the relative speeds they may offer, is available on request.

### LEGAL COSTS

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



### VIEWING & FURTHER INFORMATION

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