



OFFICES TO LET – Clarendon House, Western Way, Exeter, EX1 2DA

1,500 – 28,945 sq ft (139 – 2,689 sq m) with up to 68 car spaces

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**AVISON
YOUNG**

Modern Office Building with 68 Car Spaces



Location

Clarendon House occupies a prominent location at the junction of Western Way and Heavitree Road, in the heart of Exeter City Centre. As such it is within easy walking distance of an extensive range of retail and leisure amenities.

Exeter St David's railway station is circa 25 minutes' walk from the building offering services to London Paddington with a fastest journey time of 2 hours 12 minutes, and is circa 3 miles from junctions 29 & 30 of the M5 motorway. Triangle Pay & Display surface car park is located behind the building.

Description

Clarendon House comprises a modern purpose built office building providing open plan accommodation over Lower Ground to 4th floors. Amenities include suspended ceilings with a mix of inset and surface mounted LED lighting, central heating, perimeter trunking, double glazing, and an 8 person passenger lift. There are two stair cores and male, female and disabled WC facilities on each floor.

Accommodation

Floor	Description	Sq Ft	Sq M
Lower Ground	Offices	1,501	139.4
Ground	Offices	1,785	165.8
First	Offices	14,707	1,366.3
Second	Offices	3,482	323.5
Third	Offices	3,838	356.6
Fourth	Offices	3,632	337.4
Total (NIA)		28,945	2,689.0

Car Parking

The building benefits from secure undercroft parking for 68 cars. The car park is accessed from Russell Street to the rear of the building.



Clarendon House - To Let



Please contact the sole agents for any further information, or to arrange a viewing.

To find out more, scan the QR code

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