

TO LET

GROUND FLOOR TURING BUILDING

BABBAGE WAY, EXETER SCIENCE PARK, EX5 2FN

4,358 sq ft + 11 Car Parking Spaces

High Quality Grade A Office Accommodation



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EXETER

Exeter is an historic Cathedral and University city located in the south west of England and is the principal commercial centre of Devon. The city is located approximately 81 miles south west of Bristol, 45 miles north east of Plymouth and 175 miles west of London.

EXETER SCIENCE PARK

Exeter Science Park is strategically located at the intersection of the South West's major north-south (M5 and A38/A380) and east-west (A30) roads, within 3 miles of Exeter International Airport and 5 miles of Exeter St David's mainline railway station. It is one of the South West's leading centres of activity and innovation for STEM businesses in science, technology, engineering, maths and medicine.

THE TURING BUILDING

The Turing Building was completed in February 2019 as one of three "grow-on" buildings alongside the Hedy Lamarr and Isaac Newton buildings, designed to provide flexible office and laboratory space for growing STEM businesses and supporting those graduating from the Science Park Centre. The building was designed to meet BREEAM Excellent standards.

The Science Park Centre is home to the Park's conferencing and events facilities, meeting rooms and onsite café. The available space is located on the ground floor and is access from a communal entrance lobby with wcs and lift access to the first floor.

The space is currently laid out to provide two principal open plan desk areas together with a mix of small and larger meeting/conferencing rooms. There is a generous kitchen and break-out area as well as a "quiet" room and ancillary comms room.

The exposed services specification includes central heating, air conditioning, Co2 vents, suspended LED lighting and sound baffles.

Unisex and disabled WCs together with a shower room are located within the common areas at the core of the building.



ACCOMMODATION

The approximate net internal floor area (NIA) is as follows:

	Sq ft	Sq m
Ground floor	4,358	405

Externally, the suite has the benefit of 11 allocated car parking spaces.

SERVICES

We confirm that we have not tested any of the service installations and any potential tenant must satisfy themselves independently as to their state and condition.

RATES

Rateable Value £128,000

TERMS

The suite is available by way of either an assignment or sub-lease. Full details are available from the agent.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: A

VIEWING

To make an appointment to view, please contact the agent.



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