



# WINSLADE — PARK —



# BROOK HOUSE

BURRINGTON  
ESTATES



# WINSLADE — PARK —

## A B O U T

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A wellness community where people and businesses can flourish.



Our sensitive redevelopment of Winslade Park will continue to provide outstanding offices, stunning new homes and superb wellbeing facilities

Wellness and community will be at the centre of this sustainable redevelopment project, set in tranquil parkland and with a historic Grade II\* listed manor house.

The 86 acre site will be enhanced to create a working environment and lifestyle unparalleled in the South West of England.

Businesses and their staff will be encouraged to make use of the many on-site facilities, including 35 hectares of open parkland, the Wellbeing complex with swimming pool, fitness facilities, restaurants and outdoor terraces, with a range of useful services to enhance quality of life.

Winslade Manor has been refurbished to a high quality, grade 'A', specification, with additional facilities within the Manor that include board room, restaurant, bar and terrace with exceptional views.

Conveniently located close to Exeter with excellent road, rail and air links, electric vehicle charging points, ample cycle storage and changing facilities will support sustainably modes of transport.



# WINSLADE — PARK —

## S U S T A I N A B I L I T Y

Sustainability needs to be at the heart of growth now more so than ever, with Winslade Park the leading site for green growth within the greater Exeter area.

Winslade Park Energy have committed to a 3 phase plan to develop and integrate renewable energy generation and infrastructure to achieve a Carbon Neutral operating state by 2022.



### PHASE 1

Development of a 1.5MW solar installation to provide the peak load of the fully developed site for electricity demand.

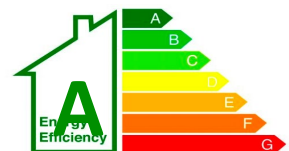
### PHASE 2

Integration of renewable heat generation in combination with the solar electricity.

### PHASE 3

Installation of battery storage and charge points for EVs.

Once complete Winslade Park will undertake a Greenhouse Gas inventory and to accurately measure the emissions from the operation of the buildings and facilities. Any resulting emissions will be offset to certify its Carbon Neutral Status.



# BROOK HOUSE

W I N S L A D E P A R K



Distinctive independent office building.



Optional paint finish to brick piers

# BROOK HOUSE

W I N S L A D E P A R K

## SPECIFICATION

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- Brook House offers a total of 17,367 sq. ft (net internal area)
- The three Brook House floor plates are shown on pages 10 – 12.
- Final fit/finish to client specification.
- Dedicated car parking – 84 spaces adjacent to the building plus additional flexible parking spaces if required.
- Brook House is conveniently located for access to the health and wellbeing facilities to be developed, Winslade Manor and the meeting facilities, Forge café and leisure facilities on offer in Winslade House.
- Potential extension opportunity for 7,984 sq. ft to future proof your growth should it be required. Planning permission already obtained providing ancillary B1c and B8 use class floorspace.

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Brook House offers a total of 17,367 sq. ft office space with the opportunity to create a unique and bespoke working environment unrivalled within greater Exeter.

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# BROOK HOUSE

W I N S L A D E P A R K

## SPECIFICATION

### Brook House Category A Refurbishment Specification



## GENERAL PRINCIPLES

The building will be refurbished to an as new standard. Burrington Estates are passionate about the environment and commits to ensuring Brook House is industry leading in its energy performance by delivering Brook House to an EPC A rating. Quality materials and high specification products will be used throughout to deliver a building that reflects the quality of its setting. A bespoke fitout of works is offered to the client.

# BROOK HOUSE

W I N S L A D E P A R K

## SPECIFICATION

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### EXTERIOR

- Renew all lead flashing to the roof and reline parapet gutters to ensure a fully watertight building envelope.
- Removal of large central flower bed to entrance and repave with flagstones to the choice of the tenant. A selection of samples will be provided.
- Replace all glazing with clear modern high K rated glass. This will dramatically brighten the interior of the building and substantially improve the energy efficiency.
- Powder coat the window frames to a colour agreed with the tenant.
- Re line the car park immediately to the front of Brook House. Remove and replant flower beds to a specification to be agreed with the tenant.
- New CCTV camera and lighting to be installed at locations agreed with the tenant and Police Liaison Officer to achieve secured by design status.
- Optional painted finish to existing red brick piers
- Dedicated car parking – 84 spaces adjacent to the building
- EV charging points
- Roof mounted PV's with electricity charged at an agreed tariff, discounted to market rate, under a power sharing agreement

### INTERIOR

- Entrance lobby rough cast walls to be skimmed and painted to provide a more modern appearance.
- New kitchenettes to all floors to include integrated fridge, dishwasher, stainless steel sink. Colour and style of units to be agreed with the tenant.
- Toilets to be overhauled with new flooring, sinks, cubicles and sanitaryware. Colour and style to be agreed with the tenant
- New suspended ceilings throughout

# BROOK HOUSE

W I N S L A D E P A R K

## SPECIFICATION

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- New carpets throughout – colour and style to be agreed with the tenant
- All walls to be re-skimmed and painted
- Window boards to be replaced where required and painted gloss white
- Stair carpet to be removed and replaced with new linoleum
- All existing fire doors to be replaced

## MECHANICAL

- Existing gas heating and hot water system including radiators, boilers and hot water cylinders to be replaced with a full electronic VRF air conditioning system designed to 1:8 m<sup>2</sup> density
- Hot water to kitchens and toilets to be provided with localised hot water cylinder

## ELECTRICAL

- Building to be completely rewired
- New efficient LED lighting panels throughout
- New intelligent metering which will allow detailed analysis of power usage
- New CCTV camera system
- New access control system which will be mobile app enabled. This will allow controlled access to different parts of the building should it be required
- New floor boxes including data points to the tenants choice of location. Allowance of 1 per 100 sq. ft



# BROOK HOUSE

W I N S L A D E P A R K

## SPECIFICATION

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### SECURITY

- CCTV camera system
- Door access control
- Estate concierge and 24/7 security service



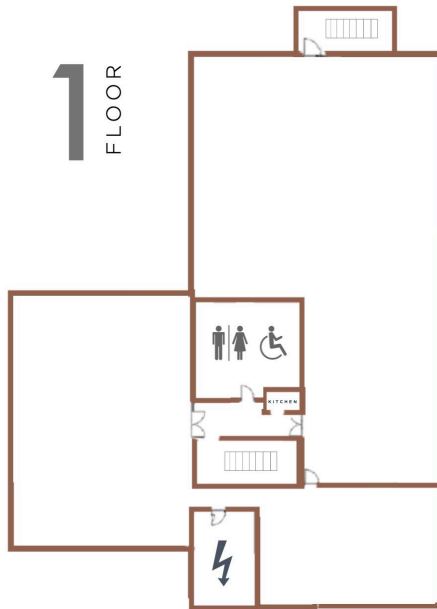
# BROOK HOUSE

W I N S L A D E P A R K

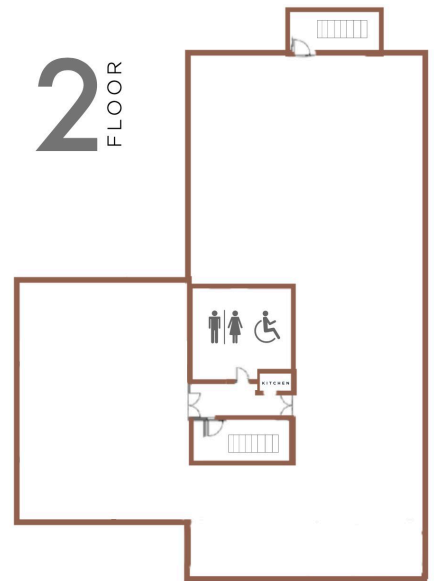
## FLOORPLANS



OFFICE SPACE  
5580 SF



OFFICE SPACE  
5869 SF



OFFICE SPACE  
5918 SF

Open floor plates to be designed for the clients' requirements.



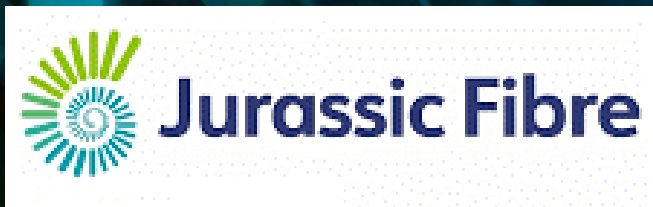
# WINSLADE — PARK —

## CONNECTIVITY

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Winslade Park has partnered with Jurassic Fibre to offer ultra-fast connectivity with a 10GBs line into the Park.

*'The first business park with 10Gbs connectivity in the region'*



Every Winslade tenant will be provided with a fully managed secure IT network infrastructure, including WiFi and high speed broadband.

Leased lines with speeds ranging from 100Mbps to 10Gbps in both directions and with a dedicated firewall & static IP – leased lines can be provided at highly competitive prices and connected within days.

## DATA SECURITY

- Resilient 10Gb+ connectivity to the building\*
- On-Site secure data room, with individual tenant racking space

\*NOTE: Broadband options are available with prices per month running alongside your tenancy agreement



# WINSLADE — PARK —

## SITE MASTER MAP

- 1. 39 New Homes
- 2. Community sport pitches & new community clubhouse
- 3. Winslade Manor
- 4. Winslade House



- 5. Stables Health Club
- 6. 40 New Apartments
- 7. Clyst House & Parking
- 8. Brook House
- 9. Parkland



# WINSLADE — PARK —



# WINSLADE — PARK —

## HEALTH & WELLBEING

Putting wellness at the heart of community

### HEALTH CLUB AND PERSONAL COACHING



Throughout Winslade Park we have put health and wellbeing at the very heart of our community. Top quality leisure and lifestyle provision, from fitness to childcare and baristas to business club are some of the abundant opportunities for onsite businesses and residents alike designed to improve and enhance their overall wellbeing. The 35-hectares of stunning parkland and on-site facilities provide the ultimate setting to live and work.

### WITHIN THE HEALTH CLUB:

- State of the art boutique health club with functional training and custom built 15m track designed to push, pull and carry weights
- Private coaching and training capabilities
- Luxury spa and 18m swimming pool
- Exercise classes for up to 10 people
- Corporate wellness programme
- Lounge and members club bar



WINSLADE  
— PARK —

# RESTAURANT

Award winning Chef Director Matt Mason joins Winslade Park

## SEASONAL DINING IN THE MANOR

Our award winning Chef Director, Matt Mason, will be devising super-seasonal menus and dishes for a variety of dining and catering demands; onsite dining showcased in the elegant 18th Century Manor House, corporate and private event catering, and even curated home cooking kits.

Dishes served from fresh, vibrant and locally sourced produce, some of which taken from the kitchen garden. Set in an elegant environment, serving breakfast



Brunch and  
Sunday lunch



Frequently updated  
bar list



Seasonal Cocktails



Elegant wines and  
local ales



## HEALTHY CATERING AT WINSLADE PARK

Relax in the bar, lounge area café or courtyard with a lighter menu which still insists on healthy options and also caters for customers visiting The Stables, with smoothies, homemade protein bites, superfood salads alongside hot food.



# WINSLADE — PARK —

## WIDER PARK FACILITIES

- Access to Corporate Wellness Programme
- Multi use sports pavilion to cater for outdoor sports (football, rounders etc.)
- Nature walks
- Cricket Pitch
- Indoor bike store, showers and changing facilities
- Trail run (with wooden outdoor equipment, dip bars/pull up bars/logs to jump on etc.)
- Tennis court
- Games area
- Kids clubs run under Sport England regulations



### HEALTH CLUB

- Boutique Gym (350 m2)
- Swimming pool - 3 lane / 20 meter
- Yoga/pilates studio
- High energy studio
- 3-4 multi-use treatment rooms
- Hair salon/nail bar
- Outdoor gym area
- Relaxation/reflection garden
- Day spa with sauna and steam room

### THE FORGE

(Winslade House Restaurant)

- Serving food throughout the day
- Flexible event space
- Kitchen Garden
- Barista Café and Bar
- Outdoor seating area's
- Flexible seating options and presentation area



# WINSLADE — PARK —

## LOCATION

Immediately to the east of Exeter Winslade Park is located on the eastern side of the main A376 from Exmouth to Exeter, which in turn provides access to junction 30 of the M5 motorway.



ONLINE LOCATION

FOR SAT NAV: EX5 1BZ





# WINSLADE — PARK —

For further information please  
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