

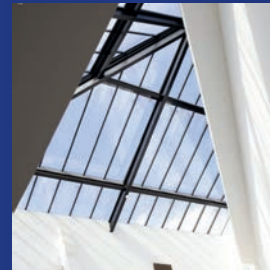


# CLYST HOUSE

Exeter EX5 1DY

10,000 - 62,221 ft<sup>2</sup>





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Exeter EX5 1DY

## Location

Winslade Park is a large office campus in an attractive parkland setting situated immediately to the east of Exeter and just outside the City's urban boundary. It comprises a number of self contained office buildings including Winslade House, Brook House and Clyst House together with extensive landscaping and surface level on site car parking. Winslade Park is less than a mile to the east of Junction 30 of the M5 motorway via the A376 Exmouth Road.

There is a regular bus service serving Winslade Park with a bus stop adjacent to Clyst House and the nearby church. The service runs every 15 to 20 minutes from a bus stop on the main road.

Clyst House occupies the north east corner of Winslade Park within a largely self-contained site and shares use of the main car park and other on site facilities.



## Description

Clyst House is a detached self contained three storey office building of steel frame construction with masonry and clad elevations incorporating glazed curtain walling.

The main entrance and reception area is located on the middle level between the south and west wings. Staircases and a passenger lift adjacent to the reception area provide access to the lower and upper levels.

The reception area incorporates a glazed triangular atrium, which extends up to roof level. The accommodation is arranged in four wings around a central core on middle and upper levels and three wings on the lower level.

## Specification

- Suspended ceilings
- Fluorescent LG category light fittings
- Fully accessible raised floors
- Heavy duty carpet floor covering
- Gas fired central heating system
- Male/female and WC facilities on all levels
- Shower facilities

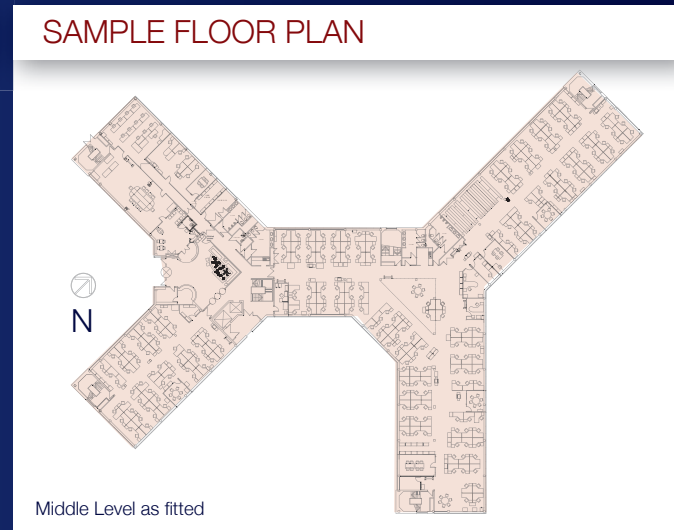
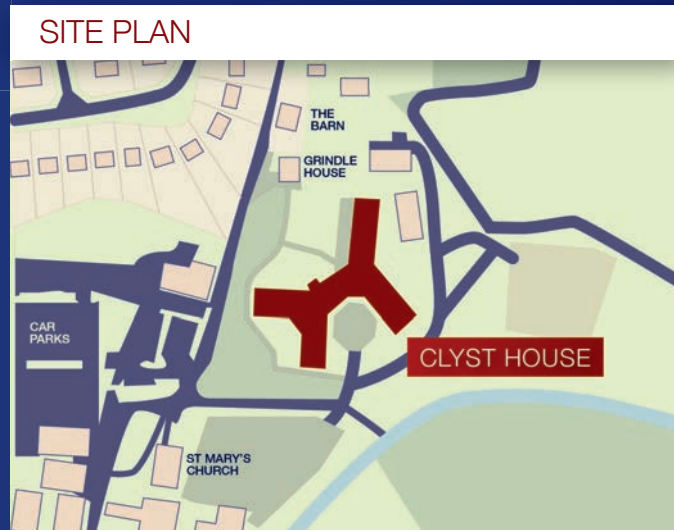
## Accommodation

Clyst House comprises the following net internal floor areas measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Clyst House is one of the largest office buildings out of town in Exeter. The building can potentially be sublet in up to 7 parts ranging in size from 3,079 up to 14,370 ft<sup>2</sup>.

There are 237 car parking spaces reflecting a ratio of 1:262 sq ft adjoining Clyst House and in the main car park.

	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
<b>Upper Level</b>		
North, East Wing and Core	14,074	1,307.47
West and South Wings	7,548	701.20
<b>Middle Level</b>		
North, East Wing and Core	14,908	1,384.94
West Wing	3,554	330.18
South Wing	3,279	304.61
<b>Lower Level</b>		
North Wing, Core and East Wing	15,137	1,406.24
South Wing	3,721	345.66
<b>Totals</b>	<b>62,221</b>	<b>5,780.30</b>
Garage	3,256	302.5



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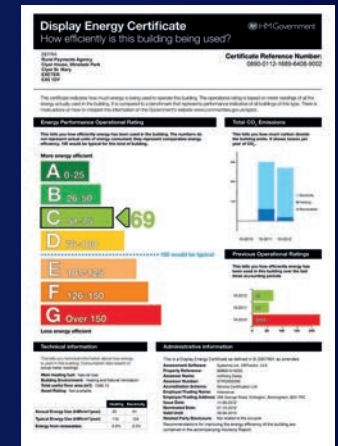
## Rates

Description Clyst House Offices & Premises  
 Rateable Value £585,000

## Quoting Terms/Service Charge

Clyst House is available to let as a whole or on a floor by floor basis.

An Estate Charge and Building Charge will be levied to cover the maintenance of the Estate and the building.  
 For information on quoting terms and details of other outgoings, contact the agents.



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