

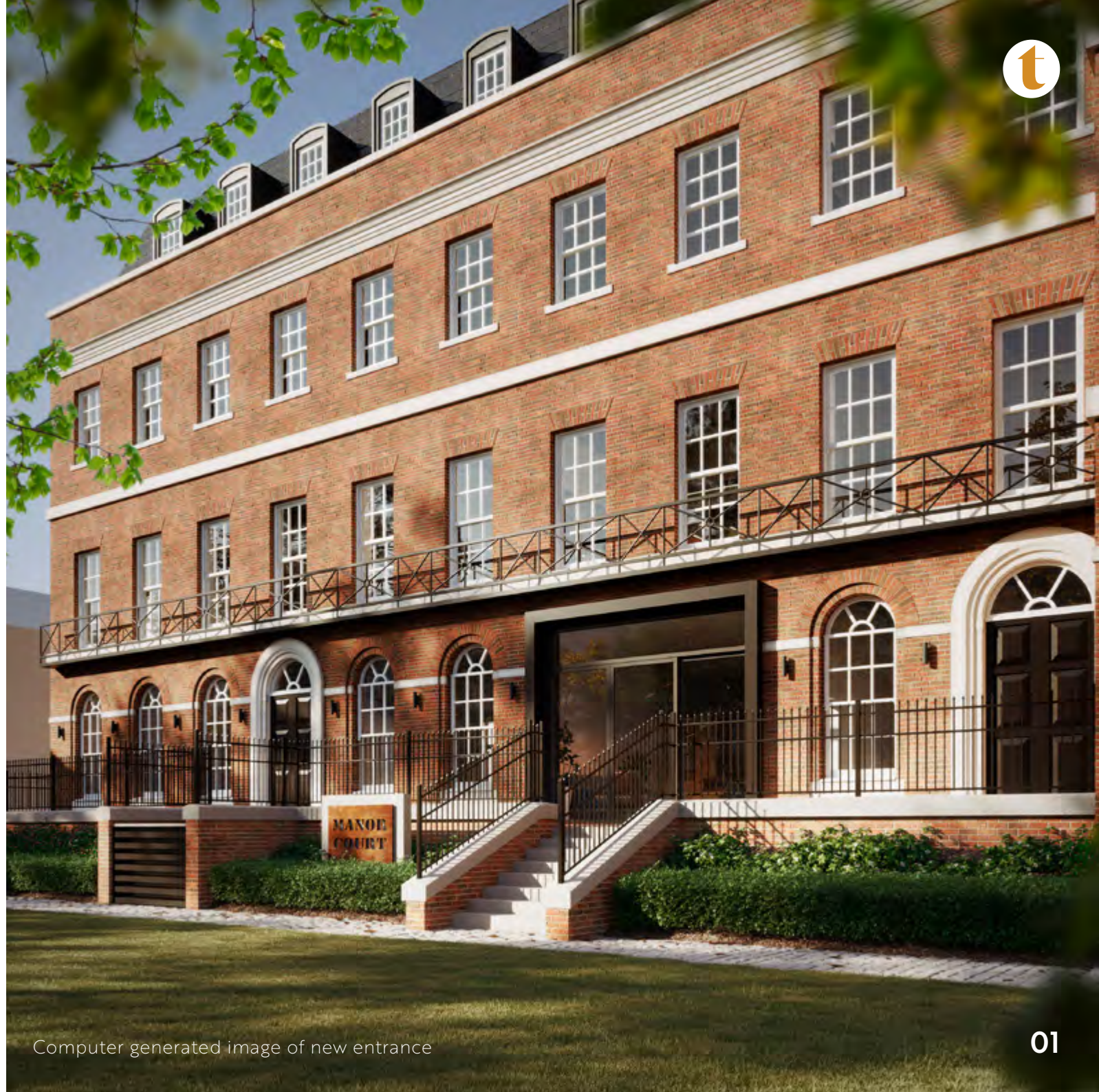
the terrace

MANOR COURT, DIX'S FIELD

THE BEST OFFICES WITHIN THE HEART OF
EXETER'S CENTRAL BUSINESS DISTRICT
15,600 SQ FT

IMPRESSIVE LANDMARK OFFICE BUILDING LOCATED IN THE CENTRE OF EXETER.

The Terrace, Manor Court comprises a refurbished office building arranged over ground and 3 upper floors, with parking spaces for 40 cars. The property benefits from easy access to city centre shopping and leisure amenities, plus transport links including the M5, Exeter Central rail station and the city's new bus station.



Computer generated image of new entrance



the terrace

MARKET COURT, 101, 101-101

MARKET COURT

MARKET COURT

MARKET COURT

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MARKET COURT

Specification

AN EXEMPLARY WORKSPACE

The Terrace has been refurbished to provide contemporary, flexible space to suit businesses of all sizes. Exposed services, raised floors and plenty of natural daylight are some of the many benefits to this new workspace as well as far reaching views of Exeter and the surrounding Devonshire countryside.



**Target EPC
rating A**



**New Daiken VRV
Air Conditioning**



**Kitchen
facilities**



**LED
Lighting**



**On-site Renewable
Energy (PV Panels)**



**Passenger
Lift**



**New Front
Reception**



**Shower
Facilities**



**Exposed
Services**



**Raised Floors &
Flexible floor plates**



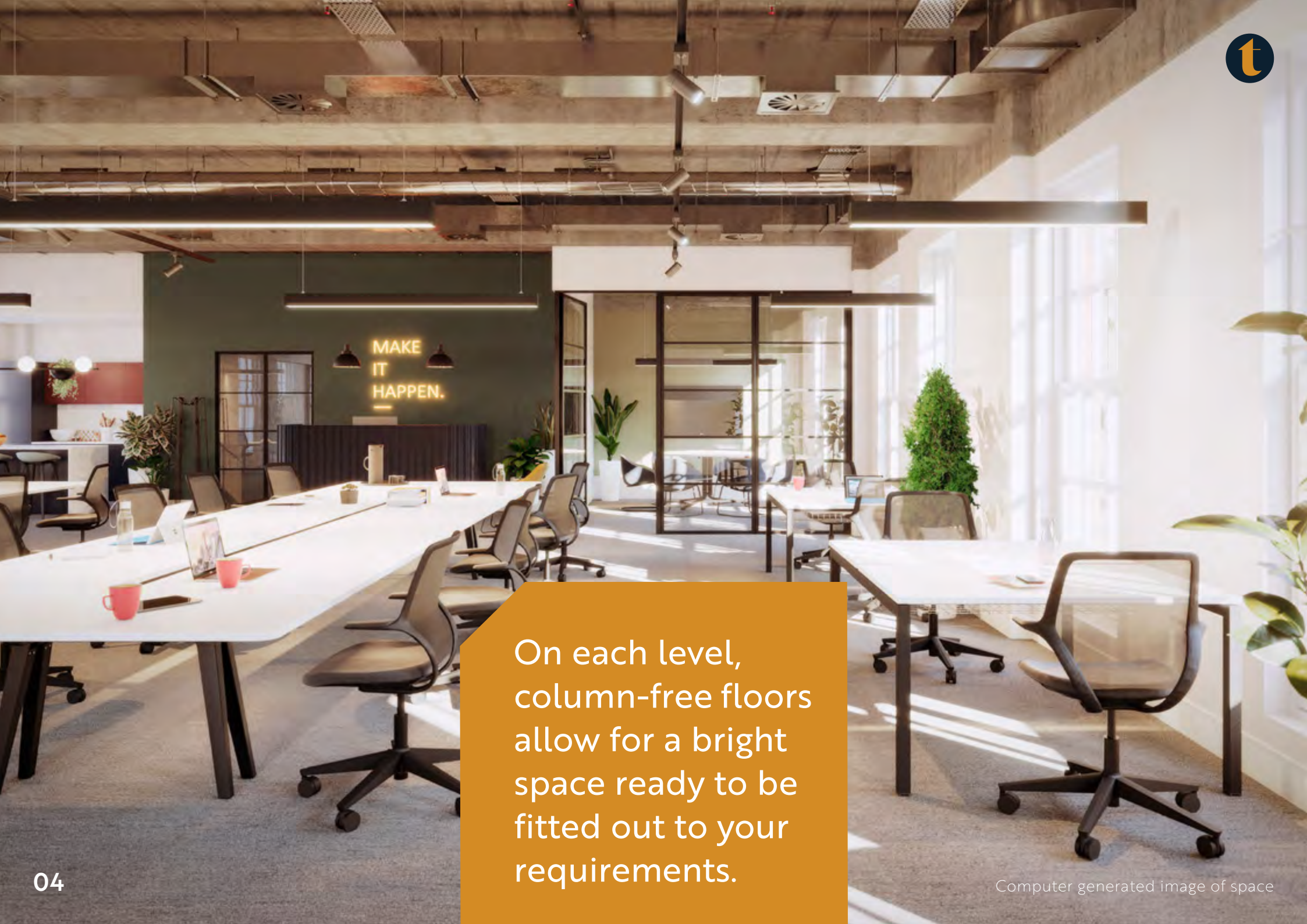
**City
views**



**State-of-the-art Heating
& Cooling Control**



**Secure Bicycle
Store**



On each level,
column-free floors
allow for a bright
space ready to be
fitted out to your
requirements.

Occupy on your terms

The Terrace is available on a traditional Lease basis, providing the tenant with the ability to fit out their own space.

Alternatively, Acorn Property Group are able to offer fully tailored and fitted out space via an inclusive lease





CORE LONG TERM SPACE.

Choose from different areas on one of the floors. Floor plates from 254 sqm (2,734sqft) to 408 sqm (4,392sqft) and individual office suites from as little as 49 sqm (527sqft) to 205 sqm (2,206sqft).

FLEX LET-READY OFFICE SPACE. ANYTIME.

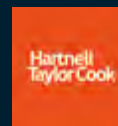
Lease space from as little as 49 sqm (527sqft), 16 desks, ready-to-go, fully furnished, whenever you need to. With easy-in, easy-out terms.

PARKING AND TRANSPORT

-  40 parking spaces across the site to suit all needs.
-  Cycle Storage available
-   Excellent location for both bus and railway links



Computer generated image of space



A FLEXIBLE FUTURE

With all of our buildings operated and managed by Acorn and HTC as a long term partner, we offer a different and highly flexible approach to leasing.



GROUND FLOOR



- Reception area
- Conference room
- Dedicated meeting room
- 36 desks
- Kitchen
- Toilets
- Showers
- Lift

WORKING
OFFICE SPACE

2733 SQ FT
254 SQ M

OFFICE
MEETING
CORE

Example office layout.
Available as CAT A or fully fitted.

FIRST FLOOR



- Dedicated meeting room
- Breakout point
- Ideas lounge
- 67 desks
- Kitchen
- Toilets
- Lift

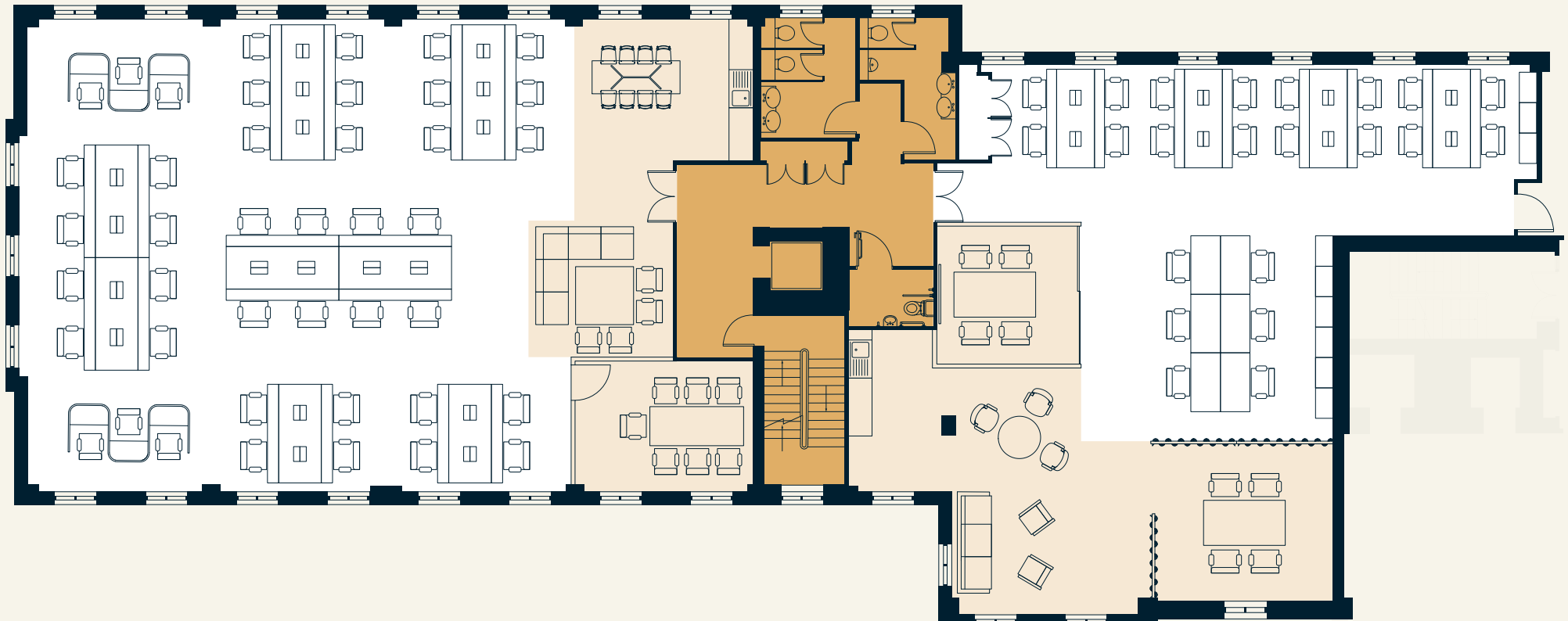
WORKING
OFFICE SPACE

4402 SQ FT
409 SQ M

OFFICE
MEETING
CORE

Example office layout.
Available as CAT A or fully fitted.

SECOND FLOOR



- Dedicated meeting room
- Breakout point
- Ideas lounge
- 64 desks
- Kitchen
- Toilets
- Lift

WORKING
OFFICE SPACE

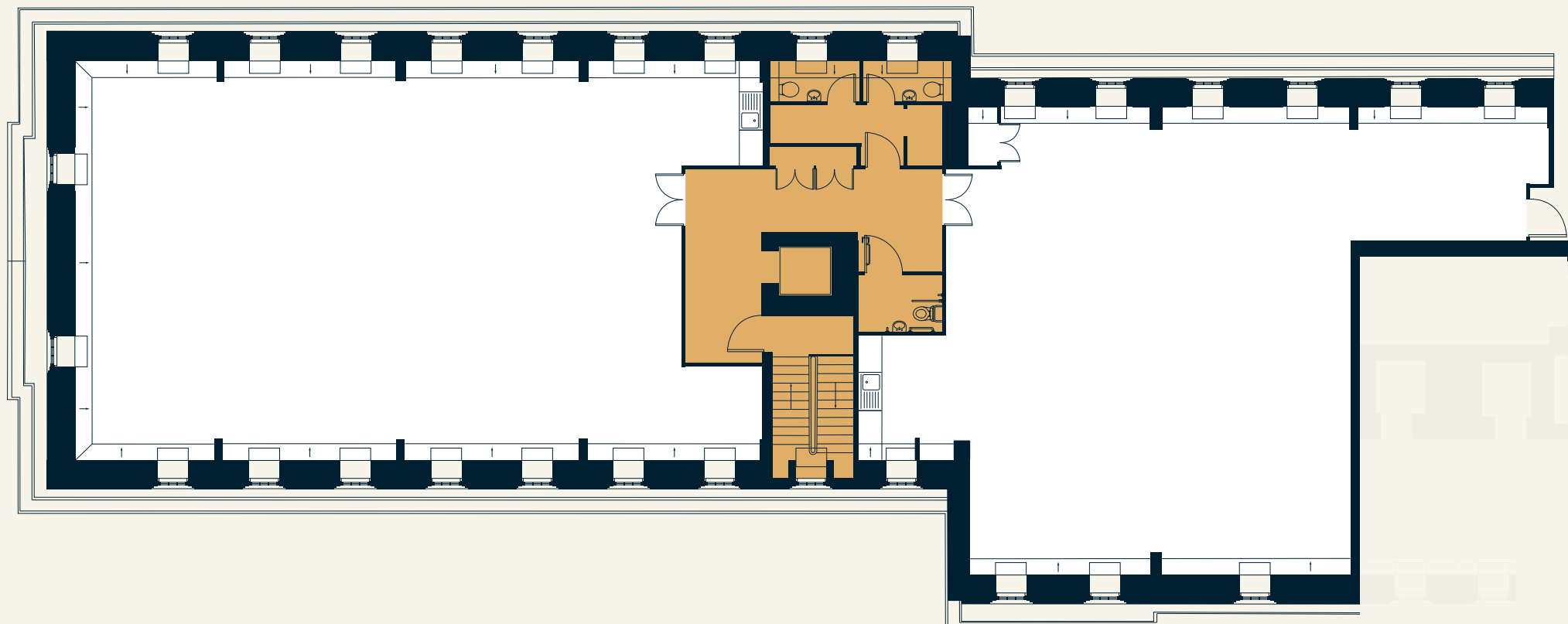
4401 SQ FT
409 SQ M

OFFICE
 MEETING
 CORE

Example office layout.

Available as CAT A or fully fitted.

THIRD FLOOR



WORKING
OFFICE SPACE

3583 SQ FT
333 SQ M

OFFICE
CORE

Example office layout.

Available as CAT A or fully fitted.

Office floor areas

GROUND FLOOR

OFFICE 1

2,206 SQ FT 205 SQ M

OFFICE 2

527 SQ FT 49 SQ M

OVERALL

2,733 SQ FT 254 SQ M

FIRST FLOOR

OFFICE 1

2,454 SQ FT 228 SQ M

OFFICE 2

1,948 SQ FT 181 SQ M

OVERALL

4,402 SQ FT 409 SQ M

SECOND FLOOR

OFFICE 1

2,464 SQ FT 229 SQ M

OFFICE 2

1,937 SQ FT 180 SQ M

OVERALL

4,401 SQ FT 409 SQ M

THIRD FLOOR

OFFICE 1

1,926 SQ FT 179 SQ M

OFFICE 2

1,657 SQ FT 154 SQ M

OVERALL

3583 SQ FT 333 SQ M

TOTAL

15,119 SQ FT 1,405 SQ M

Exeter

Local Area

The Terrace is located in the very heart of the Central Business District with a prominent frontage onto Dix's Field one of the premier addresses within Devon's County Town.

Within a short walk of the property is the Princesshay Shopping Centre, The High Street, The Bus Station, Princesshay Carpark 1 & 2 and Exeter Central Railway Station.



Bars & Restaurants

- 01 Hub Box
- 02 Harry's Restaurant
- 03 Eat on the Green
- 04 On the Waterfront
- 05 The Ivy Exeter
- 06 Comptoir Libanais
- 07 Franco Manca
- 08 Southernhay House
- 09 The Fat Pig
- 10 The Terrace

Culture

- 11 Exeter Cathedral
- 12 Exeter Cavern
- 13 Royal Albert Memorial Museum
- 14 St. Nicholas Priory
- 15 Exeter Corn Exchange

Coffee

- 16 EXE Coffee Roasters
- 17 Exploding Bakery
- 18 Grow Coffee House
- 19 Crankhouse Coffee Roasters
- 20 Sacred Grounds

Fitness

- 21 Pure Gym
- 22 Anytime Fitness
- 23 St Sidwell's Point Leisure Centre
- 24 Fitness First
- 25 Performance Training

Hotels

- 26 Southernhay Hotel
- 27 Headweir Mill House
- 28 Mercure Exeter Southgate
- 29 Hotel du Vin
- 30 City Gate



01



02

- 01 Exeter Quayside
- 02 The Ivy
- 03 John Lewis
- 04 Exeter Cathedral
- 05 Cathedral Green
- 06 Gandy Street



03

THE TERRACE IS
IN THE HEART OF
EXETER. A VIBRANT
CITY WITH SO
MUCH TO OFFER!

With it's magnificent Cathedral,
beautiful Quayside, diverse mix of
eateries and a great mix of independent
shops and boutiques Exeter has it all.



04



05



06



the terrace

MANOR COURT, DIX'S FIELD

Further information

Viewings

Strictly through letting agents

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M 07712 868 648

E tfisher@lsh.co.uk

**Lambert
Smith
Hampton**

Andrew Pearce MRICS

M 07971 278386

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DISCLAIMER: These Particulars are believed to be correct at October 2023, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. October 2023.

