



# Gadeon House

GRENADIER ROAD EXETER EX1 3UT



## TO LET

Modern open plan office space to let in a highly prominent location

4,400 – 58,481 sq ft (409 – 5,433 sq m)



## Location

Gadeon House is strategically located on Exeter's premier out of town business park situated at junction 29 of the M5 motorway, approximately 3 miles to the east of Exeter city centre. The location offers excellent accessibility to the national motorway network, as well as the A30 and A38 Devon Expressway. The building is easily visible from the motorway offering exceptional prominence and presence.

The city benefits from excellent road and train links, with a fastest journey time from Exeter St David's to London Paddington of around 2 hours. The nearby Honiton Road park and ride scheme and bus stops located in front of the building on the A30 provide quick and easy access via public transport to and from the city centre.



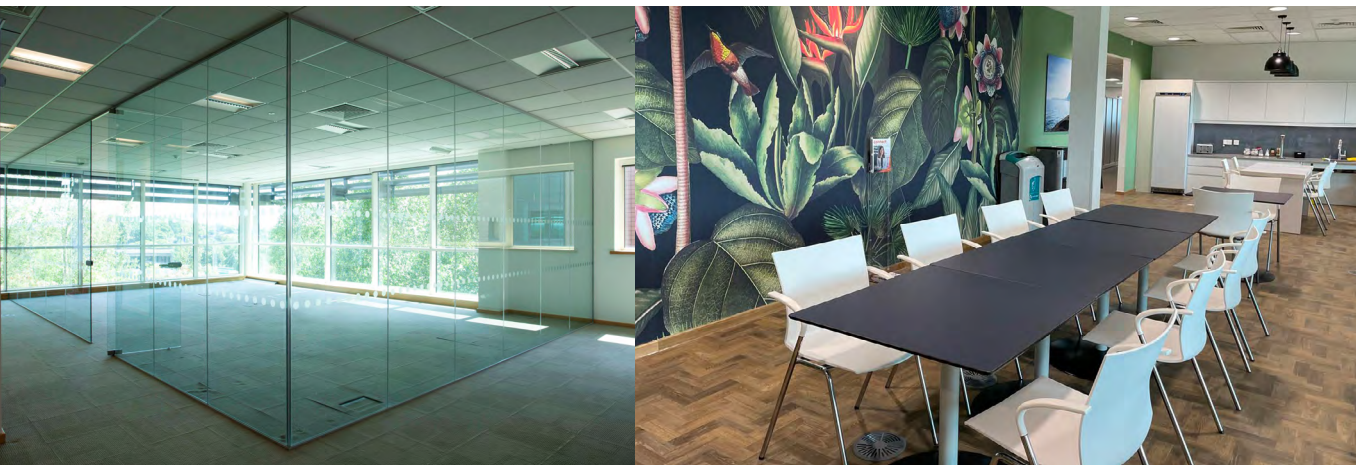


## Description

Gadeon House was constructed in 2003 to BREEAM 'Very Good' rating and provides a total of 82,000 sq ft of prime office space with large floorplates of up to 23,756 sq ft (2,207 sq m). Ample on-site parking is provided together with cycle parking and showers.

The available accommodation comprises 58,481 sq ft and is situated over lower ground, ground and first floors. It is offered as a whole or in floors/part floors from circa 4,400 sq ft upwards. Amenities include: -

- Air-conditioning
- Full access raised floors
- Suspended ceilings with inset lighting
- Double glazed windows
- 4 passenger lifts
- Staffed reception desk and double height entrance foyer
- Showers
- Male, female and disabled WCs on each floor
- Landscaped external grounds and seating areas
- Visitor parking and EV charging bays available



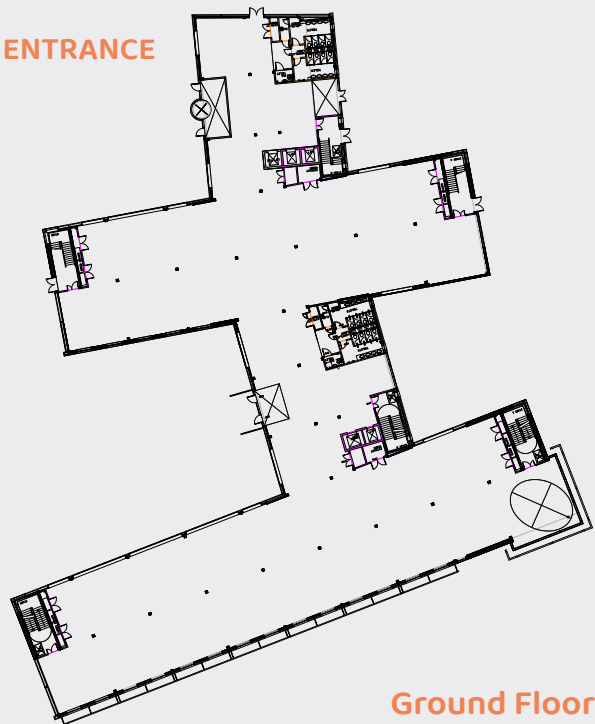


Accommodation

Floor	Description	Sq ft	Sq m
Lower Ground	Offices	11,098	1,031
Upper Ground	Offices & Reception	23,756	2,207
First	Offices	23,627	2,195
Total (NIA)		58,481	5,433



First Floor



Ground Floor



Lower Ground Floor

## Terms

The accommodation is available to let as a whole or in suites on the basis of new effectively FRI leases direct from the landlord for a period to be agreed.

## Rental

Details of the quoting rent are available on request from the sole agents.

## Business Rates

To be reassessed.

## EPC

An EPC will be provided, details available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Anti-Money Laundering

Anti-money laundering ('AML') legislation requires letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

## Viewing and Further Information

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



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AY Hollister HD2633 06/25