



ETS House, Emperor Way, Exeter Business Park, Exeter, EX1 3QS

For sale

Viewing by prior appointment with
Jonathan Ling /Orla Kislingbury

(01392) 202203

jonathan@sccexeter.co.uk

orla@sccexeter.co.uk

Detached office building with

Own car park, including dual EV charging point

Accommodation on ground & first floors, capable of
separate occupation via full-height glazed atrium

Suitable for a variety of uses, subject to consents

Freehold Price: £750,000

Location

ETS House is situated on Exeter Business Park, on the eastern edge of Exeter adjacent to Junction 29 of the M5 motorway and close to the A30, A38 and A380 which give unrivalled regional connectivity. There is also a park & ride bus terminus on the edge of the estate giving bus services to the city centre and to locations outside the city.

Exeter Business Park is considered one of the city's prime out of town office locations, where occupiers include the Met Office, Ashfords Solicitors, Atass and several of the region's leading professional advisory firms. The estate also has a Kiddi Caru day nursery, a Miller & Carter steak house and two hotels.

Description

A detached office building offering structurally fully open-plan accommodation accessed via a full-height atrium. The layout permits the offices to be occupied as two units, with potential to be split further.

Internally, the specification includes suspended ceilings with recessed lighting, central heating and raised access flooring. The current layout is heavily partitioned to form a number of rooms and spaces of varying sizes, being well-suited to the current use as a training facility and would equally suit many healthcare and educational uses.

Accommodation

The property comprises an approximate Net Internal Area of: 4,845 sq ft (450 sq m)

Price

£750,000 is sought for the freehold.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C (62)

Business Rates

Rateable Value: £51,500

Rates payable 2025/26: £28,582.50.

VAT

The price is exclusive of VAT if applicable

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling / Orla Kislingbury
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk
orla@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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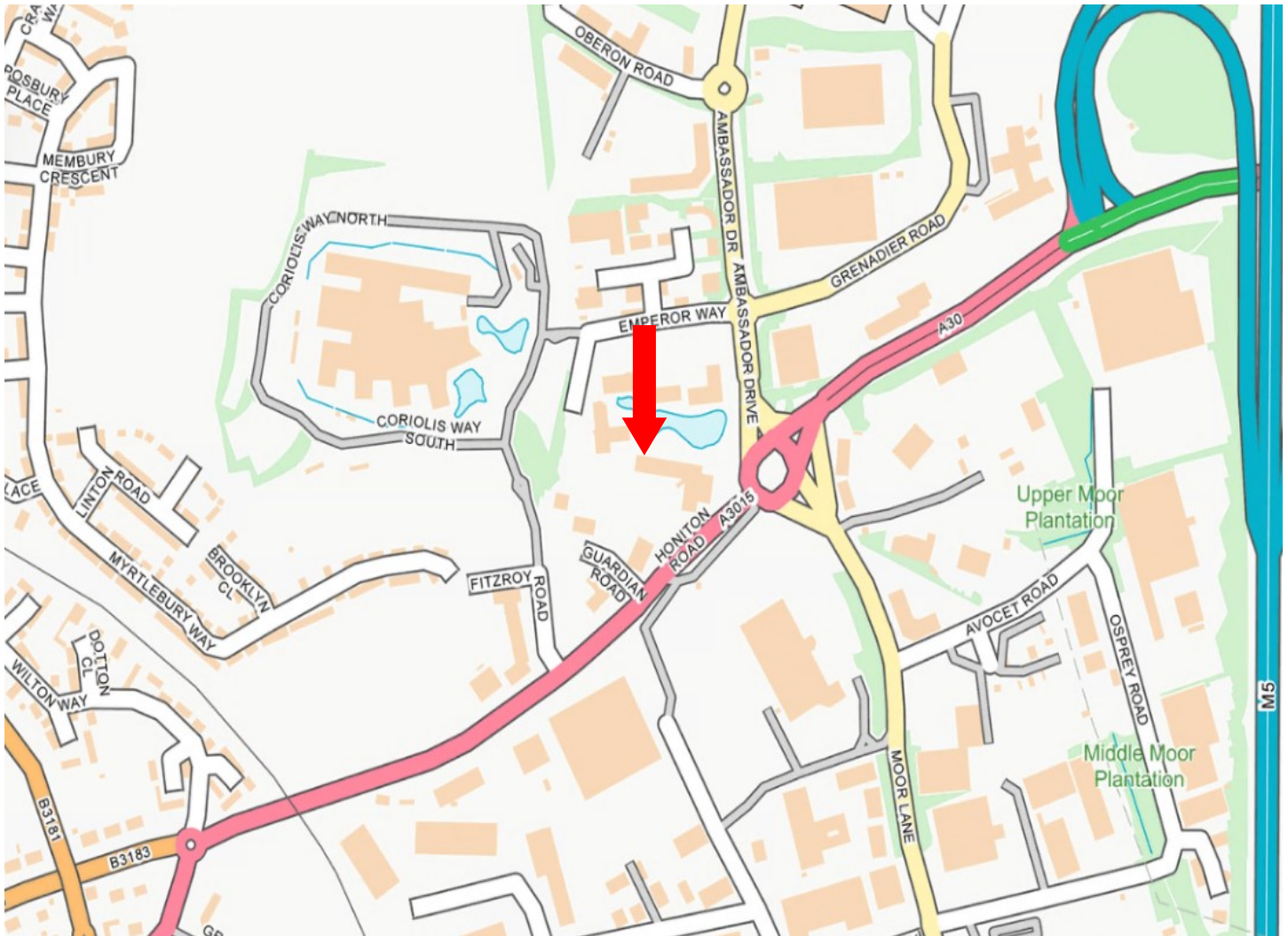
E: info@sccexeter.co.uk

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**Exeter Office**

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