

Longbrook House

EXETER



LONGBROOK HOUSE

**IMPRESSIVE LANDMARK OFFICE BUILDING LOCATED
DIRECTLY OPPOSITE EXETER CENTRAL STATION**



**A SPECTACULAR
GRADE A OFFICE
REFURBISHMENT
PROVIDING AN
EXCEPTIONAL
OPPORTUNITY TO
ACQUIRE PREMIUM
OFFICES WITHIN
THE COUNTY TOWN
OF DEVON**

Longbrook House provides 49,366 sq ft of grade A office accommodation on ground and three upper floors together with two levels of basement parking providing 58 spaces



COMPLETE NEW RECEPTION AREA AND SERVICE
CORE TOGETHER WITH A FULL HEIGHT ATRIUM





STUNNING FEATURE ATRIUM WHICH CASCADES LIGHT THROUGHOUT THE BUILDING



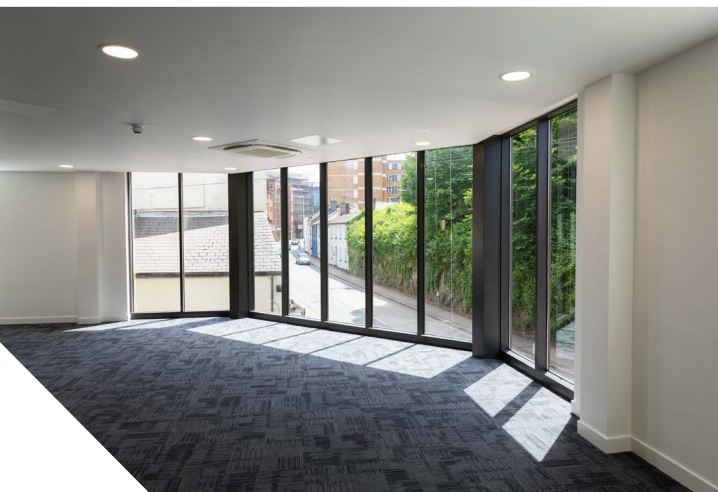
COMPLETELY REFURBISHED TO A HIGH SPECIFICATION, WHICH INCLUDES :-

- ▶ NEW VRV AIR CONDITIONING WITH HEAT RECOVERY TECHNOLOGY
- ▶ FRESH AIR CIRCULATION
- ▶ SUSPENDED CEILINGS
- ▶ LED LIGHTING
- ▶ FULL ACCESS RAISED FLOORS
- ▶ FULL HEIGHT FEATURE ATRIUM
- ▶ NEW RECEPTION AREA
- ▶ NEW TOILETS
- ▶ SHOWER AND CYCLE FACILITIES
- ▶ 58 SECURE CAR PARKING SPACES
- ▶ ADJACENT OVERFLOW CAR PARK WITH AN ADDITIONAL 337 SPACES
- ▶ ENERGY RATING EPC: B

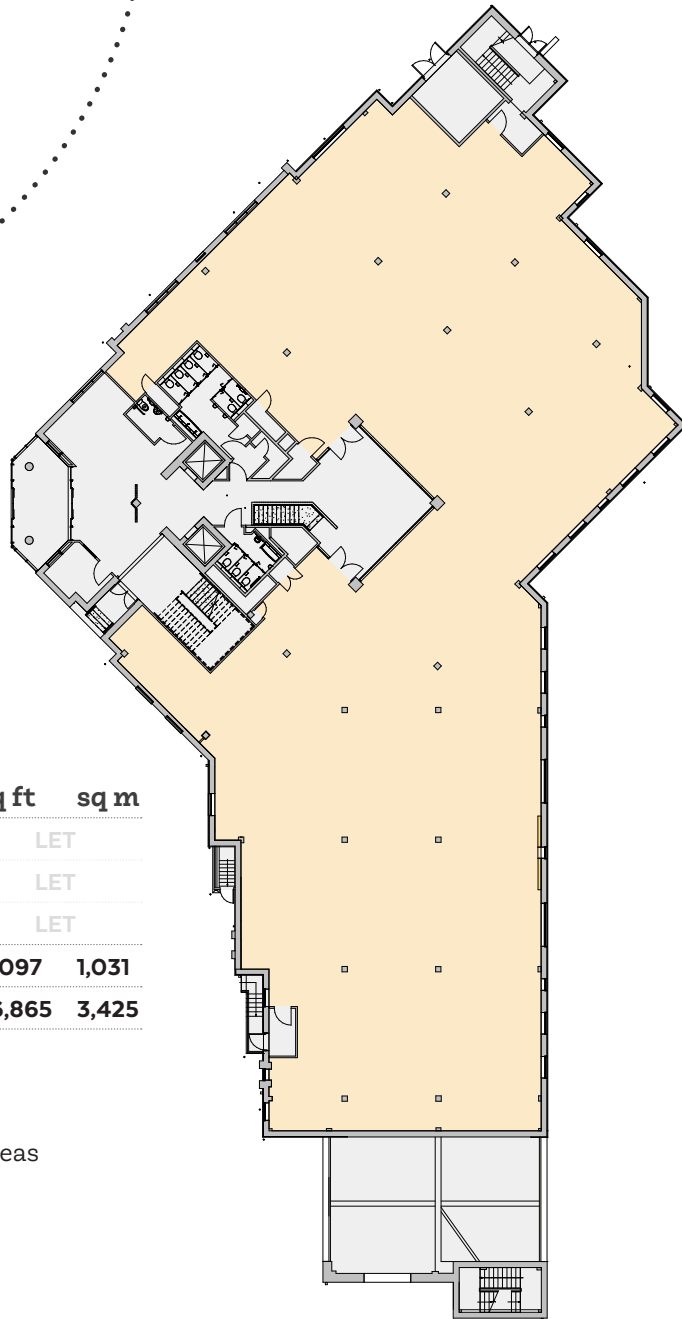


**ENERGY EFFICIENT
(MEES) READY
EPC RATING B**

OPEN PLAN FLOORS RANGING FROM 11,097 TO 36,865 SQ FT



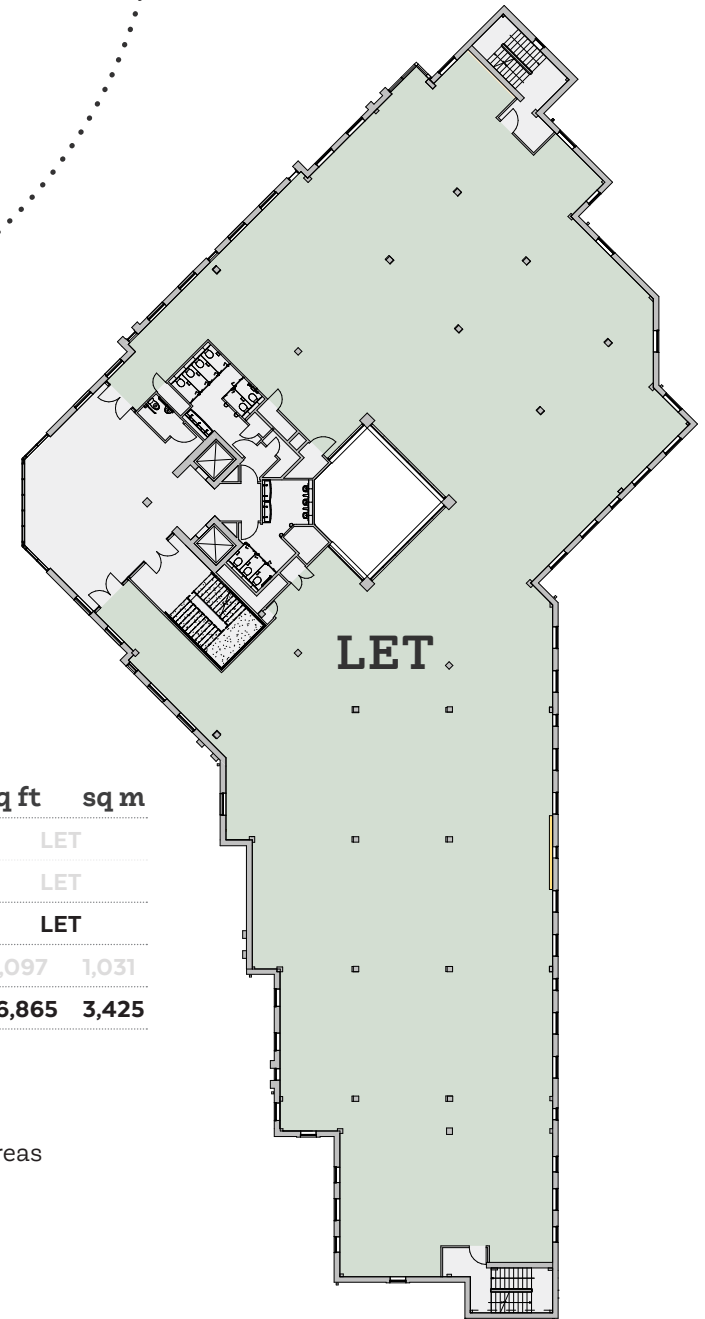
gf



floor	sq ft	sq m
3rd floor	LET	
2nd floor	LET	
1st floor	LET	
gnd floor	11,097	1,031
total	36,865	3,425

- Available
- Let
- Common Areas

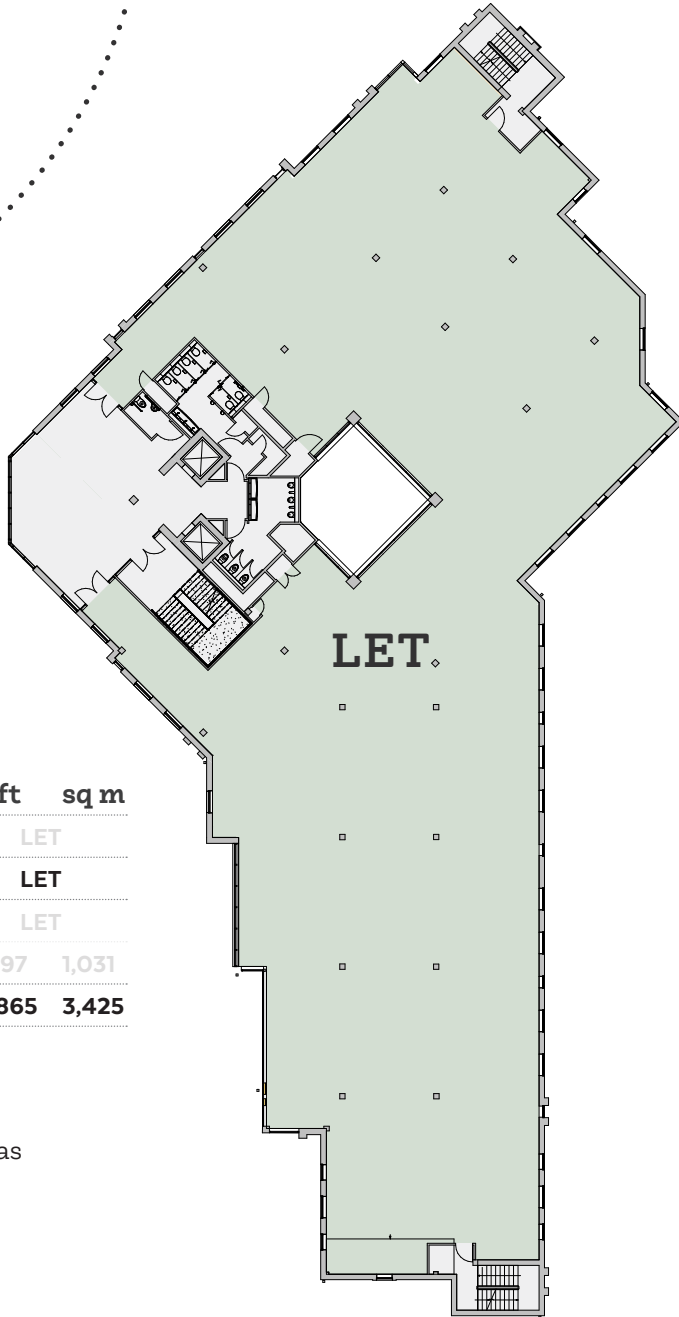
1f



floor	sq ft	sq m
3rd floor	LET	
2nd floor	LET	
1st floor	LET	
gnd floor	11,097	1,031
total	36,865	3,425

- Available
- Let
- Common Areas

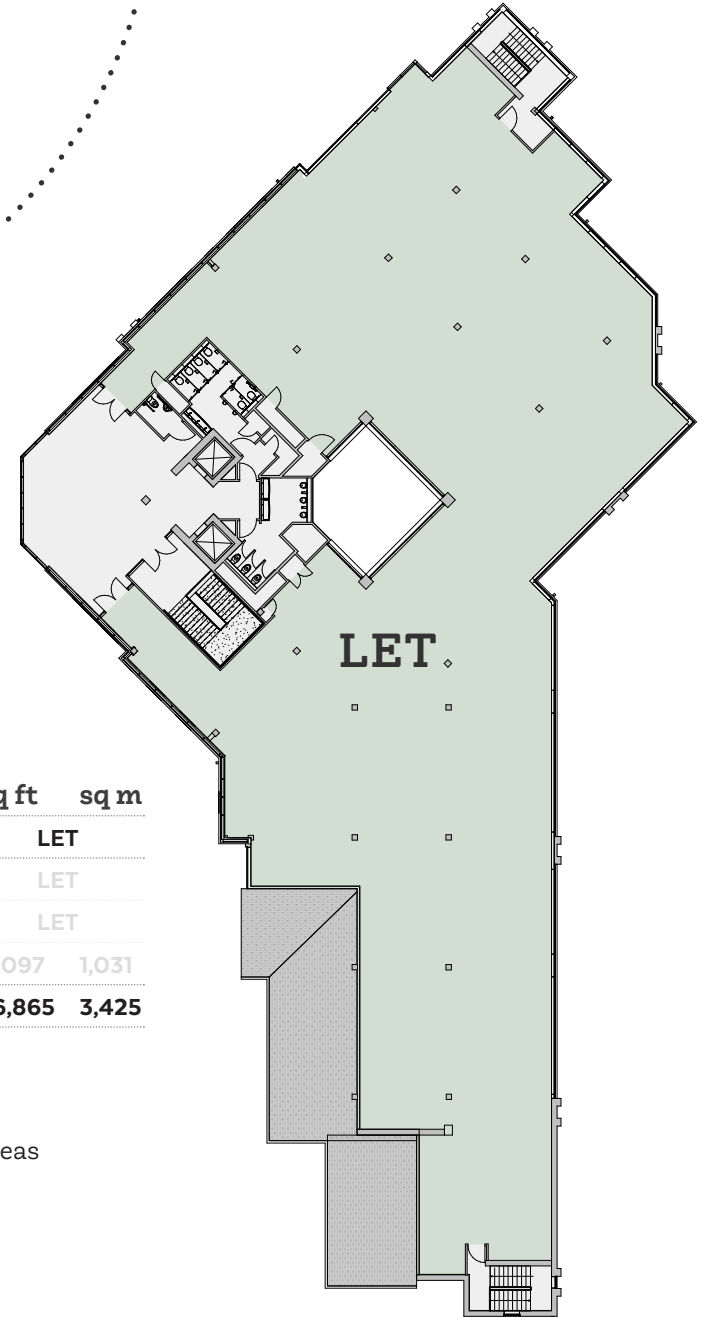
2f



floor	sq ft	sq m
3rd floor	LET	
2nd floor	LET	
1st floor	LET	
gnd floor	11,097	1,031
total	36,865	3,425

- Available
- Let
- Common Areas

3f



floor	sq ft	sq m
3rd floor	LET	
2nd floor	LET	
1st floor	LET	
gnd floor	11,097	1,031
total	36,865	3,425

- Available
- Let
- Common Areas

Backbone Connect

Longbrook House is pre-installed with Backbone Connect's state-of-the-art connectivity and digital infrastructure, ready to meet the needs of your business.

Backbone Connect provides a range of IT solutions to the very best businesses across the UK and can help you remove unnecessary delays, avoid costly wayleave agreements, and ultimately move in faster.

As a Backbone Connected Building, Longbrook House tenants benefit from hassle-free high-speed internet connections and integrated technology services that can be delivered in days.

To learn how to get your digital services up and running without fuss

contact our team at GETGETCONNECTED@BACKBONECONNECT.CO.UK or 0203 955 722.





LOCATED IN THE HEART OF THE BUSINESS DISTRICT ADJACENT TO EXETER CENTRAL STATION

LOCATED IN THE MIDDLE OF THE CASTLE QUARTER AND CLOSE TO EXETER'S QUAYSIDE, ONE OF THE MOST HISTORICAL AREAS OF THE CITY. IT'S THE IDEAL PLACE TO COMBINE WORKING AND SOCIALISING THANKS TO A WIDE VARIETY OF INDEPENDENT SHOPS, CAFES AND A PRETTY PUBLIC PARK CALLED NORTHERNHAY GARDENS. THERE'S ALSO AN INDOOR SHOPPING CENTRE AND A BEAUTIFUL LIBRARY, WHICH IS ONE OF THE CITY'S MOST-LOVED PUBLIC BUILDINGS.



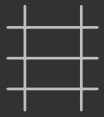
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Longbrook House EXETER



**YOUR
NEIGHBOURHOOD**

AN IDEAL CENTRAL LOCATION, ADJACENT TO EXETER CENTRAL STATION AND THE PRINCIPAL SHOPPING CENTRE OF PRINCESS HAY WITH ITS NATIONAL RETAILERS, INDEPENDENT SHOPS, RESTAURANTS AND BARS, **MAKING LONGBROOK HOUSE THE IDEAL NEW HOME FOR YOUR COMPANY.**



EXETER CENTRAL

LONDON PADDINGTON

2:46 HRS

BRISTOL

1:26 HRS

SWINDON

2:00 HRS

PLYMOUTH

1:08 HRS

- 1** PRINCESSHAY SHOPPING CENTRE
- 2** EXETER CATHEDRAL AND GREEN
- 3** EXETER QUAYSIDE
- 4** THE GUILDHALL SHOPPING CENTRE
- 5** NORTHERNHAY GARDENS



SAT NAV: EX4 4GL

www.longbrookhouse.co.uk

FOR FURTHER INFORMATION PLEASE CONTACT:

**Lambert
Smith
Hampton**

Sterling Court,
16 Dix's Field,
Exeter, EX1 1QA

Tony Fisher
Head of Office - Exeter

dd: 01392 798047
m: 07712 868648
e: TFisher@lsh.co.uk

CBRE

0117 943 5757
www.cbre.co.uk

Floor 13 & 14, Clifton Heights,
Triangle West, Clifton,
Bristol, BS8 1EJ

Alex Riddell
Director

dd: 0117 943 5885
m: 07920 467 117
e: alex.riddell@cbre.com

DISCLAIMER: These Particulars are believed to be correct at February 2020, 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. FEBRUARY 2025