



SKYPARK

skyparkexeter.com

11,524 SQ FT – (1,070.5 SQ M)
COMPLETED AND PART LET

SETTING THE HIGHEST STANDARD IN SUSTAINABILITY
New Build Offices. Available FOR SALE or TO LET

 **ST.MODWEN**

1 Tiger Moth Road

ENTERPRISE SQUARE | SKYPARK | EXETER



WELCOME TO SKYPARK

SKYPARK IS A PARTNERSHIP BETWEEN ST. MODWEN, THE UK'S LEADING REGENERATION SPECIALIST, AND DEVON COUNTY COUNCIL.

LOCATED IN THE ENTERPRISE ZONE, SKYPARK IS THE SOUTH WEST'S MOST SIGNIFICANT BUSINESS PARK DEVELOPMENT.

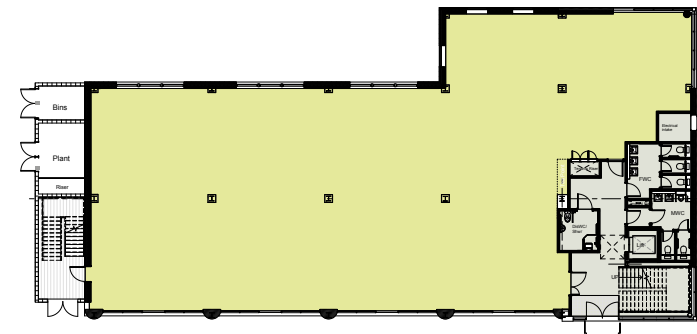
IT WILL COMBINE ENVIRONMENTALLY SUSTAINABLE OFFICE AND INDUSTRIAL SPACE WITH A HOTEL, LOCAL FACILITIES AND A COMBINED HEAT AND POWER PLANT PROVIDING DISTRICT HEATING, ALL IN A LANDSCAPED ENVIRONMENT OF MORE THAN 100 ACRES.

SKYPARK IS A CUTTING EDGE BUSINESS PARK DEVELOPMENT SITTING IN A PRIME LOCATION ADJACENT TO EXETER INTERNATIONAL AIRPORT AND IS ACCESSED VIA THE NEW CLYST HONITON BYPASS WHICH PROVIDES A DIRECT LINK ONTO THE A30 AND TO JUNCTION 29 OF THE M5.

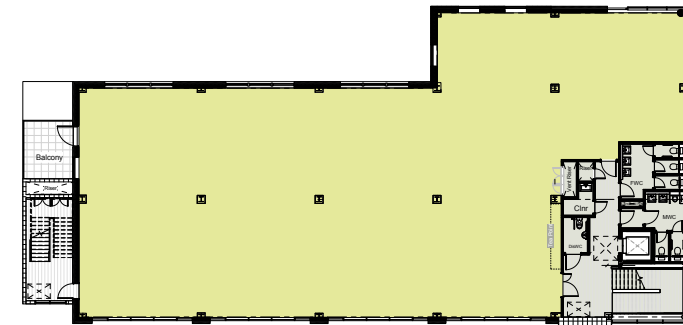




AVAILABILITY AT 1 TIGER MOTH ROAD



Plan shows Ground Floor



Plan shows First Floor

	SQ FT	SQ M	PARKING
Ground Floor	5,641	524.0	25
First Floor	5,883	546.5	25
Second Floor	LET	LET	LET
TOTAL	11,524	1,070.5	50

Measured in accordance with IPMS 3.

SUSTAINABILITY AT 1 TIGER MOTH ROAD

AT SKYPARK, THERE IS AN INTEGRATED APPROACH TO SUSTAINABILITY – EMBRACING EVERY ASPECT OF SOCIAL, ECONOMIC AND URBAN DESIGN AS INTEGRAL ELEMENTS OF SUSTAINABLE PLACES, TOGETHER WITH CONSIDERATION OF ENVIRONMENTAL SUSTAINABILITY IN RELATION TO RENEWABLE ENERGY AND ENERGY EFFICIENCY TO MINIMISE THE CARBON FOOTPRINT OF THE DEVELOPMENT. AT SKYPARK, YOU CAN EXPECT MORE THAN JUST ELECTRIC CAR CHARGING POINTS.

SKY PARK SUSTAINABILITY INCLUDES:

- ✓ CARBON NEUTRAL HEATING VIA THE E.ON ENERGY CENTRE
- ✓ BREEAM EXCELLENT, EPC 'A' DESIGNED OFFICE BUILDINGS
- ✓ REDUCED OCCUPATIONAL COSTS VIA ENERGY EFFICIENT BUILDINGS
- ✓ A 50% REDUCTION IN CARBON EMISSIONS
- ✓ SUSTAINABLE PUBLIC TRANSPORT NETWORK
- ✓ ENTERPRISE ZONE STATUS FOR QUALIFYING BUSINESSES AND SUBSTANTIAL BUSINESS RATES SAVINGS FOR THE PERIOD TO APRIL 2022



1 TIGER MOTH ROAD

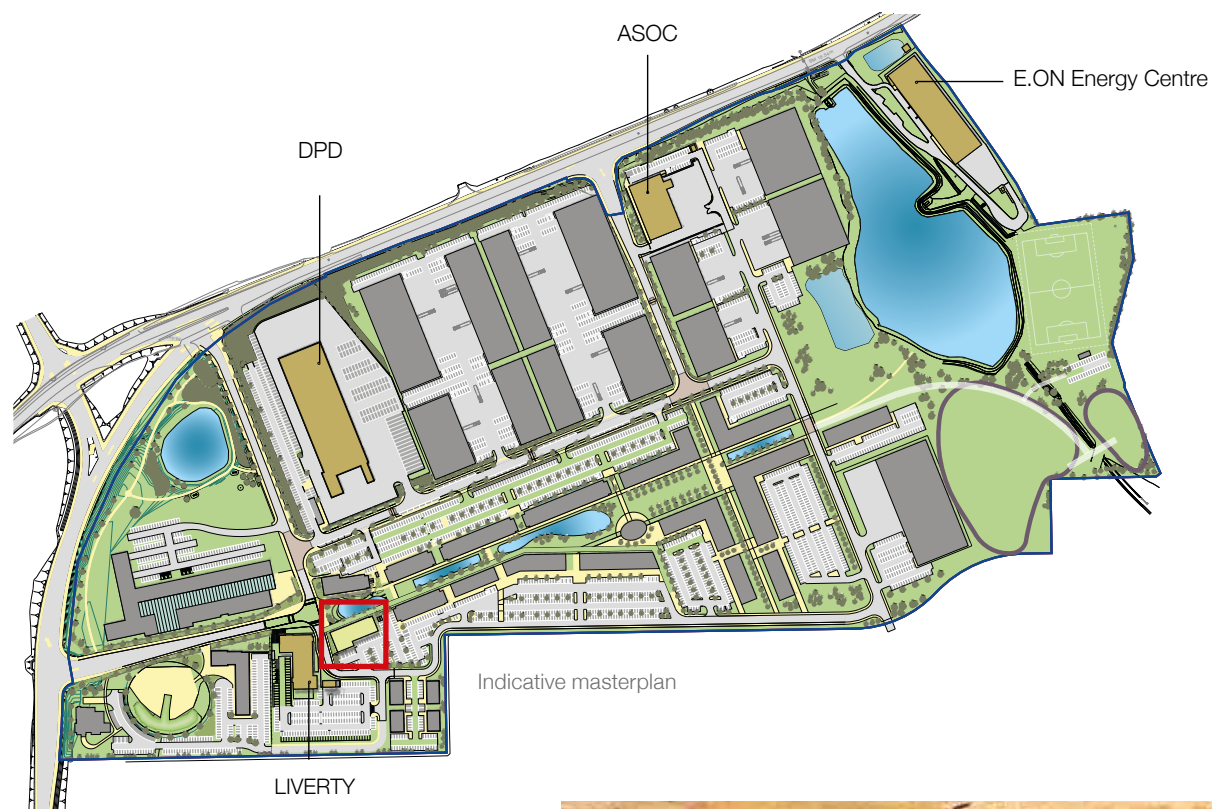
ENTERPRISE SQUARE

A HIGHLY ENERGY EFFICIENT 3 STOREY OFFICE BUILDING WHICH BENEFITS FROM THE FOLLOWING SPECIFICATION:

- ✓ BREEAM EXCELLENT
- ✓ EPC 'A' TARGET
- ✓ LOW GLARE ENERGY EFFICIENT LED LIGHT FITTINGS
- ✓ METAL ENCAPSULATED RAISED ACCESS FLOORS
- ✓ SHOWERS AND DISABLED FACILITIES
- ✓ COMFORT COOLING
- ✓ EXCELLENT PARKING PROVISION
- ✓ CAR CHARGING POINTS

YOUR OFFICE AT SKYPARK

- ✓ THE OFFICES ARE ON THE AIRPORT SIDE OF ENTERPRISE SQUARE, WHICH IS A PEDESTRIAN ZONE RUNNING THE FULL EXTENT OF THE PARK FROM THE GATEWAY ENTRANCE OFF THE CLYST HONITON BYPASS.
- ✓ THE STREET WILL BE A VIBRANT LANDSCAPED AREA WITH WATER FEATURES AND COMMUNAL AREAS FOR EMPLOYEES TO MEET AND RELAX.





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LOCATION

SKYPARK IS LOCATED ADJACENT TO EXETER INTERNATIONAL AIRPORT AND IS ACCESSED VIA THE NEW CLYST HONITON BYPASS WHICH PROVIDES A DIRECT LINK ONTO THE A30 AND TO JUNCTION 29 OF THE M5.

CLOSE BY IS THE NEW CRANBROOK RAILWAY STATION OFFERING LINKS TO EXETER CITY CENTRE AND LONDON WATERLOO. THERE IS A REGULAR BUS SERVICE SERVING THE PARK FROM THE CITY CENTRE TO CRANBROOK ALONG WITH CYCLE ROUTES RUNNING FROM CRANBROOK, VIA THE SCIENCE PARK CONNECTING TO THE WIDER EXETER CYCLE ROUTE SYSTEM.

SKYPARK WILL INCORPORATE ON-SITE FACILITIES INCLUDING A HOTEL, PUB, CRÈCHE AND RETAIL, AS WELL AS AN ON-SITE TRIM TRAIL AND A CENTRAL CAR PARK.

NEARBY IS THE NEW CRANBROOK DEVELOPMENT WHICH HAS A GOOD SELECTION OF NEW HOUSING, SCHOOLS AND LOCAL AMENITIES, INCLUDING SHOPS AND A NEW RESTAURANT / PUBLIC HOUSE.

CONTACT

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. March 2018

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