

BROADWALK HOUSE

Southernhay West
Exeter EX1

Overview

A WORKPLACE TO INSPIRE



City centre
location

Welcome to Broadwalk House,
an award-winning workspace
brilliantly located in the
heart of Exeter.

Broadwalk House provides
a distinguished mix of stylish
and efficient office space with
a myriad of amenities, creating
the perfect environment for
your business to flourish.

1 Reception

2 Exterior



Two Hands Café

A WELCOMING FIRST IMPRESSION

At the centre of Broadwalk House sits the Two Hands Café and club lounge, serving barista-crafted coffee and a delicious fresh food menu.

This bright and inviting hub looks out to the city walls and garden and is the ideal place for meeting, socialising, or just taking a break from the workday.



Onsite
Café

- 1 Two Hands Café
- 2 Café Terrace



Perfect spot
for meeting
clients





Shower facilities
with changing
rooms



Serviced office
operator -
Clockwise



Award
winning café



New reception
with concierge



Raised
floors



LED
lighting



New VRF
air conditioning



Bike
storage



Exposed
services

Specification

A SMARTER FINISH

Broadwalk House has been comprehensively refurbished to provide contemporary, flexible space to suit businesses of all sizes.

An abundance of natural daylight, openable windows, and new end-of-journey facilities promote positive well-being and active commuting.

It offers workspace that has been mindfully designed to inspire collaboration and optimise productivity.

ESG

Broadwalk House is the only building in Exeter with an ActiveScore Gold accreditation as well as a GRESB 5 star rating and one of the highest WiredScore ratings in the City Centre.



GRESB 5 star rating

BREEAM Very Good

Use of renewable energy

Environmentally sourced cleaning product

Energy efficient LED lighting

WiredScore Silver



WELL-BEING

The building offers everything an occupier needs for a comfortable and productive environment with green outdoor spaces, new end-of-journey facilities and sociable café and breakout areas.

On-site café

Communal green spaces

New showers & changing facilities with lockers

Bicycle storage

ActiveScore Gold



Leasing Options

SPACE YOUR WAY



CAT A

Leased Space

A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture. Simple.



CAT A+

Tailored Space

A traditional lease but with the benefit of an initial fit out already done for you.

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.



FULLY MANAGED

Powered by Clockwise

Why not let us take care of maintaining your space?

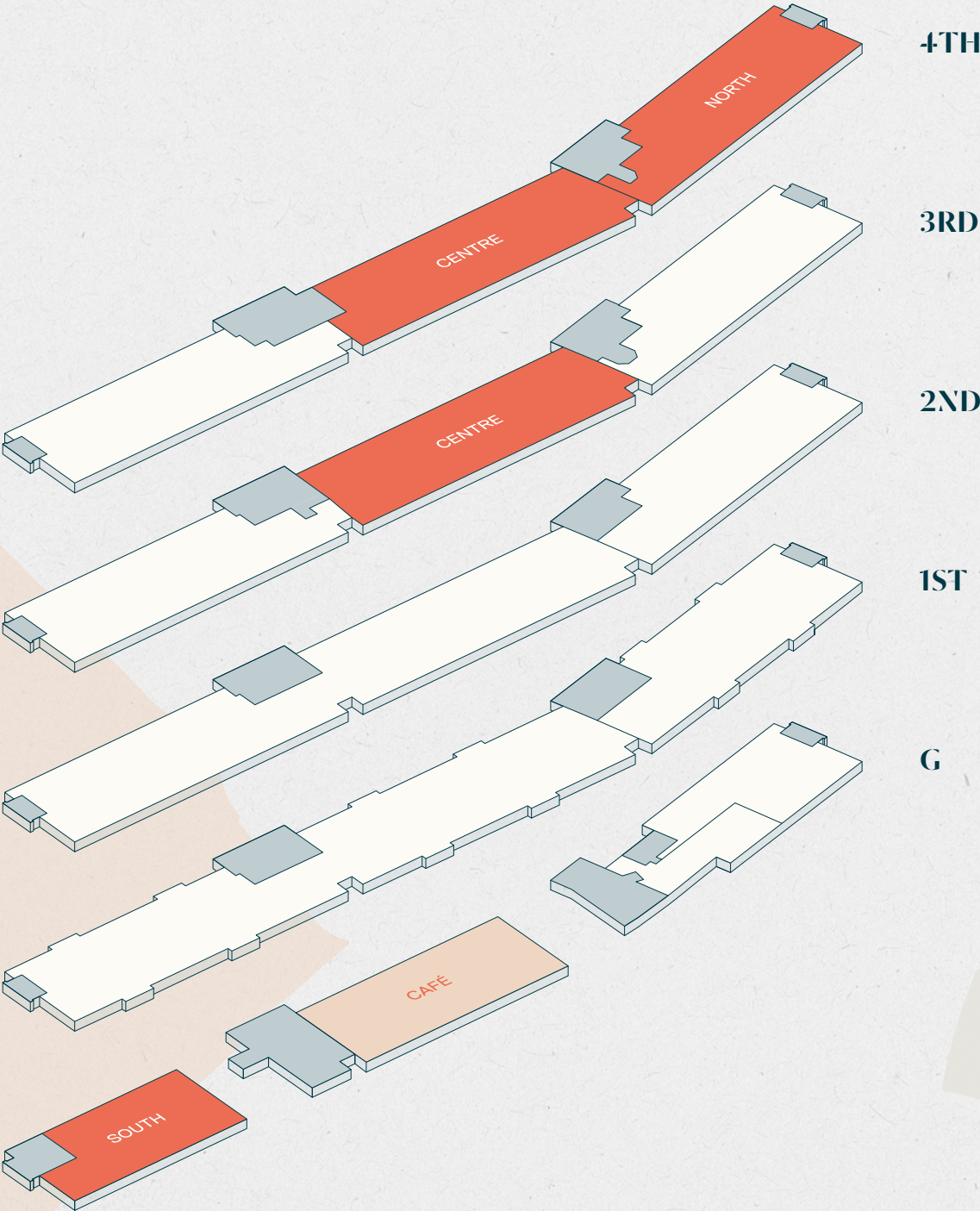
Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.

Availability

TAKE YOUR PLACE

Floor	Suite	Sq Ft	Sq M
4th	Centre	5,326	494.8
	North	4,733	439.7
3rd	Centre	6,367	591.5
Ground	South	3,450	320.5
Total		19,876	1,846.5

- Available Space
- Core
- Cafe



4th Floor Centre

A SPACE TO
MAKE YOUR OWN

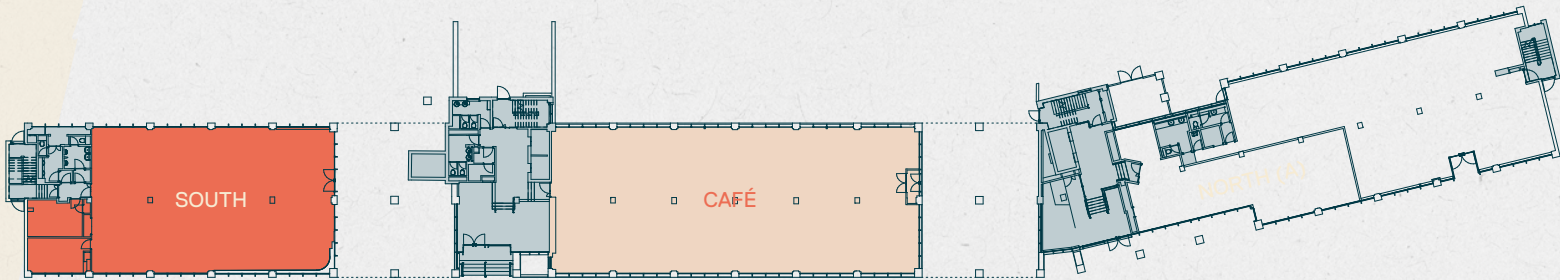






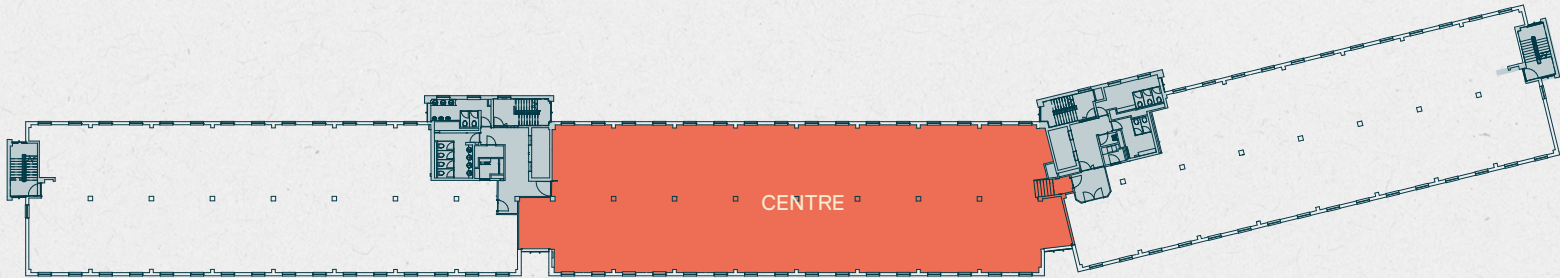
GROUND

South
3,450 Sq Ft (320.5 Sq M)



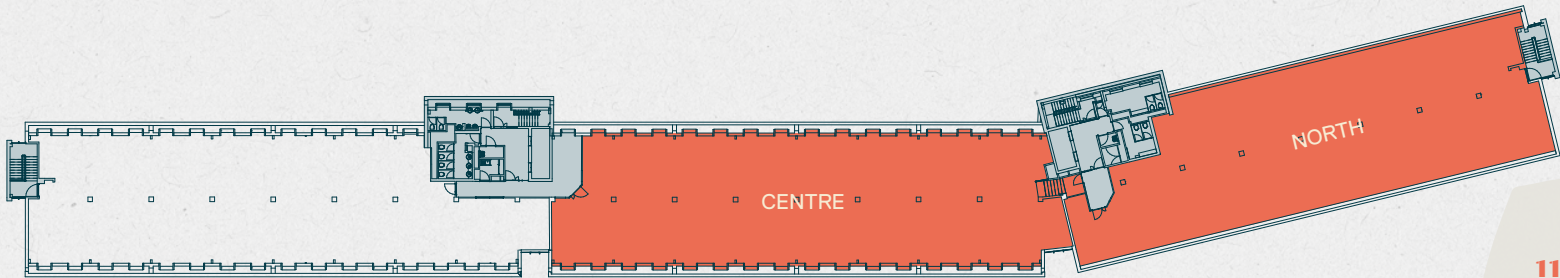
3RD

Centre
6,367 Sq Ft (591.5 Sq M)



4TH

North
4,733 Sq Ft (439.7 Sq M)
Centre
5,326 Sq Ft (494.8 Sq M)



Local Area

BEYOND THE OFFICE



Broadwalk House is situated in the middle of the historic Castle Quarter and close to Exeter Quayside.

Its vibrant mix of high-street shops and independent boutiques, and its vast array of places to eat and drink, make it the perfect location for work and leisure.

- 1 Princesshay Shopping Centre
- 2 The Ivy
- 3 Cote Brasserie
- 4 Mill on the Exe
- 5 Riverside Cafe



2 minutes walk to Princesshay Shopping Centre



8 minutes walk to River Exe

Local Area

AT THE HEART OF EXETER'S BUSINESS DISTRICT

The building is conveniently located less than a 10-minute stroll from Exeter Central station, in the city's bustling business district.

Getting around is simple with the area well served by a variety of walking, cycling, and bus routes.



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 Quay Fitness
- 24 Fitness First
- 25 Performance Training

Hotels

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



18

minutes

Exeter St Thomas Station



10

minutes

Exeter St David's Station



09

minutes

A30



15

minutes

Exeter Airport

Developer



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



Our ESG Focus

Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.

Select examples in practice are:

- socially responsible business plans that integrate our local communities
- active consultation with and responsiveness to local stakeholders
- revitalising heritage buildings and improving local landscapes

- providing spaces or funds for local community use
- improving building quality to provide greater energy efficiency and disabled accessibility

- 1 Mountbatten House, Southampton
- 2 160 Aldersgate
- 3 1 Golden Lane

FURTHER INFORMATION

Viewings

Strictly through sole letting agent:

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**Lambert
Smith
Hampton**

BROADWALKHOUSE.COM

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