



A unique development
on the banks of the River Exe
premium commercial space to let

Odhams Wharf

Tremlett's Quay, Topsham, Exeter EX3 0PD

Location

The development is situated on the eastern edge of Topsham to the east of Exeter, close to the A376. It has very good road access to the M5 (Junction 30) approximately 2 miles away and is approximately 5 miles from the City Centre.

The area has established itself to be a business destination in terms of its accessible location, excellent visibility and support facilities. The Dart Business Park is within walking distance with occupiers including Sapphire Interiors, Oak Loft Furnishings and Fifty Degrees Clothing. Darts Farm Shopping Village is also in close proximity where occupiers include Fired Earth, Cotswold Clothing as well as offering retail and restaurant facilities.

New businesses seeking to move will be presented with a wide range of accommodation set within an attractive landscaped environment.



Site history

Tremletts Skicraft Ltd built the current factory and started building their offshore powerboats on this site in 1967.

The craft, all designed by Chris Tremlett, were manufactured originally in mahogany and later in GRP and were sold all over the world.

Odhams Wharf office blocks C1, C2 and C3



Sustainable Construction

External Materials Proposed wall materials combine plinth brickwork with timber cladding to the ground / first floor and dark grey fibre cement type boards on the recessed second floor walls. Windows and doors have dark grey aluminium frames with tinted glass to minimise solar gain and match the adjacent building. The roof will be finished in a dark grey single ply membrane with a mill finished bull-nosed aluminium eaves profile.

The development has considered sustainable construction and energy conservation through the following measures:

Responsible Sourcing Timber cladding from FSC rated well-managed forests is proposed whilst high thermal value materials will be used for the external envelope containing CFC/HCFC-free (with zero Ozone Depletion Potential) insulation. Second floor walls will be filled with mineral wool insulation with a min. 70% recycled content.

Water Consumption Underground grey water tanks are proposed to provide attenuation and recycle roof rainwater to flush toilets.

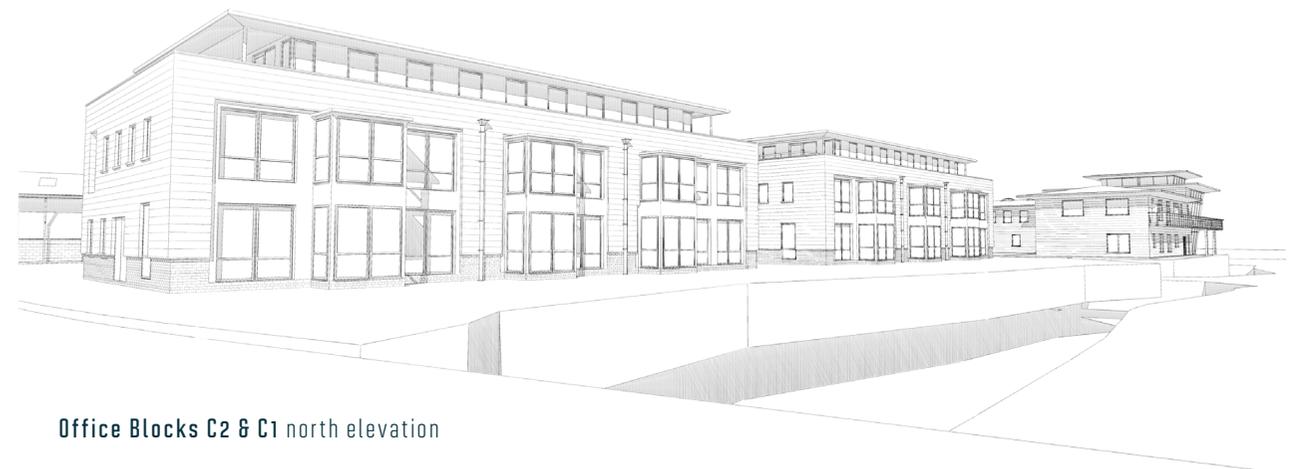
Ventilation and Cooling The width of each office block has been kept below 14m, which alongside openable windows, will ensure natural cross flow ventilation to open plan office spaces. Brise soleil solar protection and a reduction in size and number of windows on the south elevation help to minimise solar gain.

Lighting All windows have an increased head height to provide good daylight penetration into the centre of building reducing artificial lighting energy demand and CO². North elevation windows have also been maximised to provide good daylighting and take full advantage of views across the designated SSI Clyst Valley. Low energy light fittings are proposed in accordance with CIBSE guidance and the Building Regulations.

Heating Air source heat pumps linked to an under floor heating system are proposed. This low-grade heating method alongside the well-insulated energy efficient building will provide comfortable working conditions whilst keeping energy consumption and carbon emissions low.



Odhams Wharf view from the drive



Office Blocks C2 & C1 north elevation

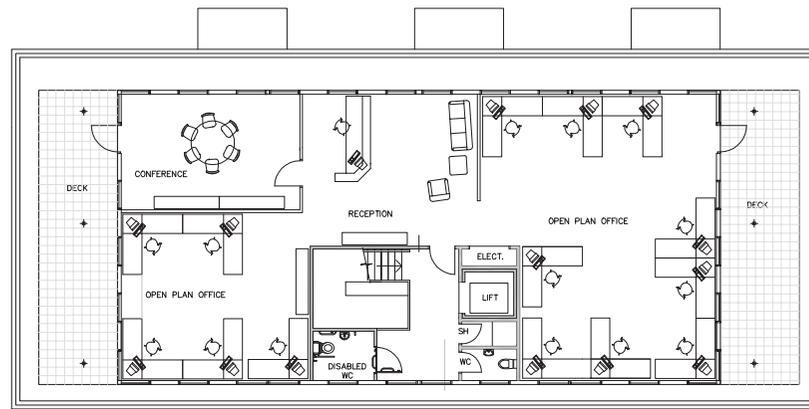


Office Blocks C2 & C1 north elevation

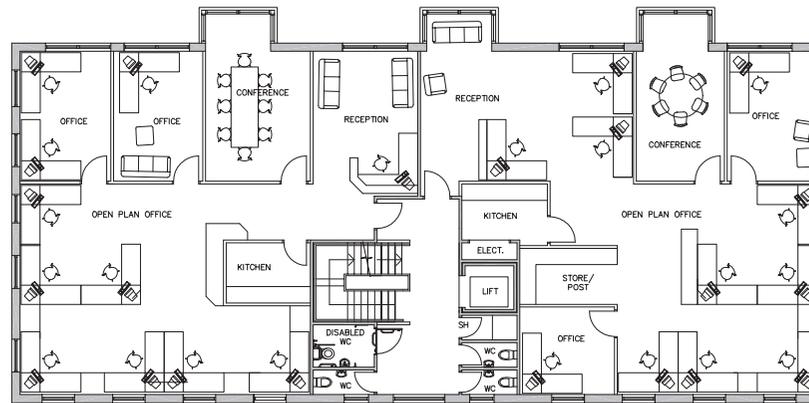
Lettable spaces

Building	C1 sq/ft	C1 sq/m	C2 sq/ft	C2 sq/m	C3 sq/ft	C3 sq/m
Ground Floor	3537	328.6	3537	328.6	3525	327.5
First Floor	3552	330	3552	330	3526	327.6
Second Floor	2063	191.6	2063	191.6	2950	274.1
Total	9152	850.2	9152	850.2	10001	929.2

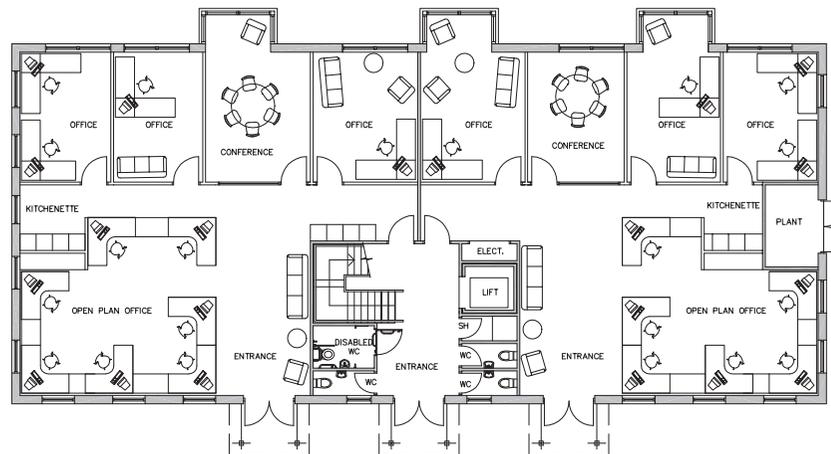
The net lettable areas set out in the table above are for guidance purposes only.



Office Blocks C2 & C1 second floor



Office Blocks C2 & C1 first floor



Office Blocks C2 & C1 ground floor

Odhams Wharf is situated on the eastern edge of Topsham, approximately 5 miles from Exeter city centre, close to the A376.



Planning

Odhams Wharf has an open planning consent for offices and R&D uses under Classes B1 a) and b) of the Town and Country Planning Uses Classes Order 1987 (as amended). There are a number of possibilities for the property's potential future use and interested parties should contact the agents for further information.

Tenure & Possession

The vendors will consider a leasehold or freehold transaction with interested parties.

Rateable Value

To be assessed.

VAT

All figures will be exclusive of VAT at the prevailing rate where applicable.

Services

We are advised that mains water, BT services and drainage will be provided to the existing buildings and there is potential for Broadband ISDN communication. Interested parties should enquire of the Statutory Authorities as to the location, size and capacity of the existing services.

EPC

The development is awaiting an EPC rating and will be available from the agents upon request.

Viewings & Further Information

For further information on the property including viewing arrangements please contact the agents.

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