



# Broad walk

House, Exeter

Your new office culture

# Improve your work flow

Broadwalk House is located in the centre of Exeter's bustling and vibrant business district. The building has been refurbished and now provides a range of light, bright and airy spaces to let, with a contemporary design. There's an on-site café serving barista-crafted coffee and hot and cold food, a concierge, excellent conference facilities, meeting rooms, showers and changing rooms, parking and bike storage.

The central location is just a nine-minute walk from Exeter Central station and the principal shopping centre of Princesshay with its national retailers, independent shops, restaurants and bars, making Broadwalk House the ideal new home for your company.

The unrivalled mix of location and amenities is perfect for attracting new staff and retaining talent. So whether you're a large company looking for a new office space, or a smaller team wanting room to grow, there are leasing options available for all businesses.





# The heart of the business district

Broadwalk House is 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.

# Walk this way

The unrivalled central location of Broadwalk House means you can walk, cycle or use one of the many bus routes to get to the building - which will keep you active and help the environment. If you're coming from further afield there is onsite parking available and Triangle car park is just a four minute journey away.

## Travel times

- 5 min by car/ 9 min cycle/ 19 min walk/ to **Exeter St Thomas Station**
- 6 min by car/ 10 min cycle/ 22 min walk/ to **Exeter St David's Station**
- 9 minute by car to **the A30**
- 15 minute by car to **Exeter Airport**





# Around the corner

- Princesshay shopping centre
- Exeter Cathedral and Green
- Exeter Quayside
- The Conservatory | 18 North Street
- Rendezvous Wine Bar | Southernhay East (2mins walk)
- The Guildhall Shopping Centre | 40 Guildhall Shopping Centre
- Northernhay Gardens | Northernhay Gardens

# Amenities

Broadwalk House is finished to an impeccable standard, our design team has hand picked every finish to create an aspiring environment

Create the day you want. Cycle in or park your car, freshen up with a shower, recharge in the café, unwind on the roof terrace – or get your head down at your desk. You choose; it's your space.



Shower facilities with changing rooms



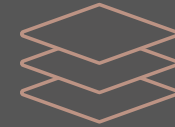
Serviced office operator – Clockwise



Award winning café



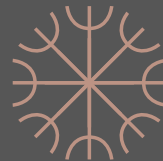
New reception with concierge



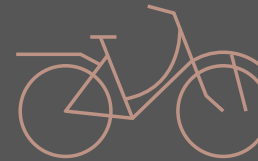
Raised floors



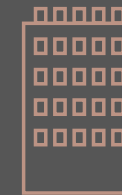
LED lighting



New VRF air conditioning



Bike storage



Exposed services



# Leasing Options

A

## Traditional Lease

Take a traditional lease and benefit from a blank slate to make the space your own. The landlord provides a Cat-A fitout and this option is the cheapest way to lease space within Broadwalk House. It also gives you as the incoming tenant the opportunity to fitout your office space how you like, to suit your business and culture. When you leave, all you have to do is leave it as you took it, clean and clear of fixtures and fittings. Simple.

B

## Basic fitout

A traditional lease but with the benefit of a basic fitout 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 after moving in.

C

## Fully fitted out

You're great at your business, but not at property – leave it to us. We can fully fitout the office space for you, including kitchen, meeting rooms, furniture, break out spaces, even the art on the wall if you like – all you have to bring is the people and their IT and you're ready for business by day one.

D

## Fully Managed

Available for those tenants interested in a fully fitted out option, why not let us take care of maintaining it for you too. Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, even maintaining printers and 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.





# Central Block

- CAT A Office Space
- 66 Desks
- 5,046 sf
- 100mm raised floor
- Exposed services
- VRF air conditioning
- Suspended LED lighting
- Capped services
- New windows

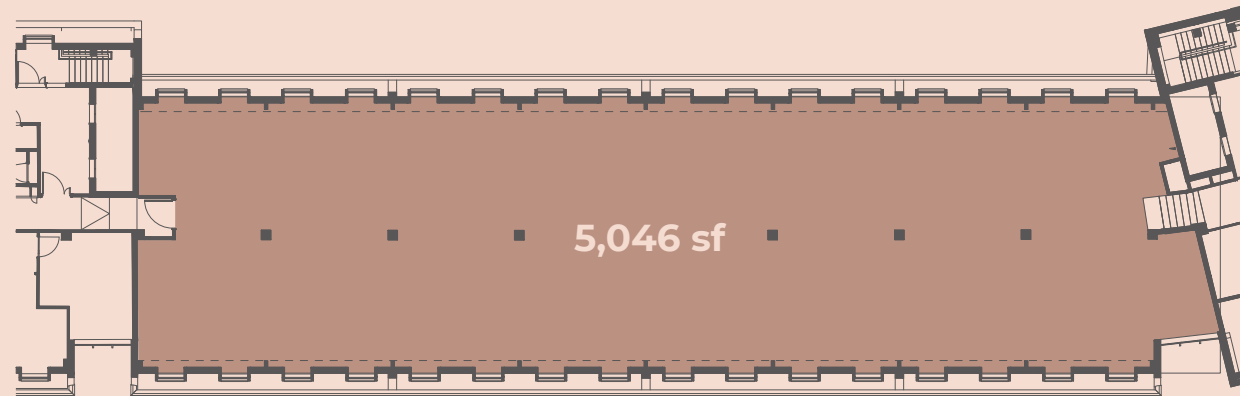
# North Block

- CAT A+ Office Space
- 30 Desks
- Meeting Room
- IT Store
- Kitchenette
- 2,308 sf
- Perimeter trunking
- Exposed services
- VRF air conditioning
- Suspended LED lighting
- Fitted kitchenette
- Meeting room
- New windows

# Floorplans

## Central Block (5,046 sf)

- CAT A Office Space
- 66 Desks



## North Block (2,308 sf)

- CAT A+ Office Space
- 30 Desks
- Meeting Room
- IT Store
- Kitchenette



# WE ARE CLOCKWISE

## For one desk or fifty, for a short drop in or for the long term

Whether you need a virtual set up, a hot desk to fire up your next project, a dedicated spot to dive into deep work, or a private office that expresses your company culture; we'll make sure everything works, so you can do your best work.

Whichever Clockwise package you choose it's wrapped up in one simple price without hidden fees, tricky terms or small print.



### For the far-away worker

Enjoy the benefits of an office, remotely. A UK business address and access to an inspiring business community, the Clockwise Virtual Office is almost as good as the real deal. Discounted day passes for drop ins are also available, as are preferential rates on meeting rooms.



### For the satellite worker or independent maverick who wants commitment

A space to call your own within our creative and collaborative hub. Reserved for you and only you, with lockable storage. Dedicated Desk membership means you can enjoy a familiar space alongside all the energy and atmosphere of our lounges.



### For the freelancer or budding entrepreneur who needs ebb and flow

Work flexibly and find focus in our spaces. Club Lounge membership allows you to drop in whenever you need; hot desking for concentration, breakout areas for a coffee boost, and a UK business address and telephone number to help you keep on top of correspondence.



### For the SMEs who need space for up to 50

An enclosed and lockable space created exclusively for your team. Shut the door for independent working and internal collaboration or open it wide, venture into the lounges to connect with other members of the Clockwise community. Additional key cards can also be arranged for teams who flex between working from home and the office.

# All enquiries

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