

# VIEW POINT

PYNES HILL EXETER



A **unique** opportunity...

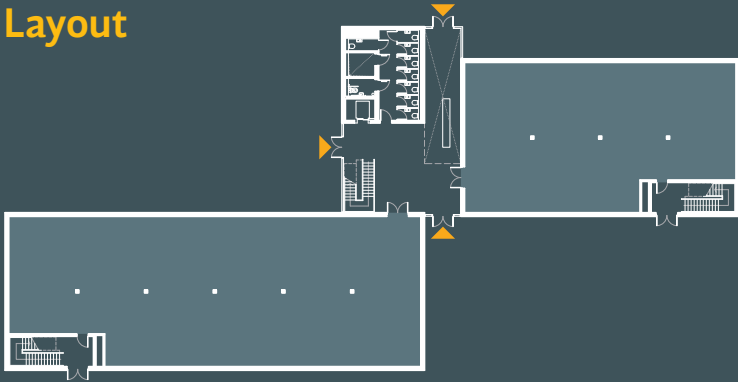
**View Point** is the last remaining site within the established and now mature dedicated Office Park of Pynes Hill.

Indicative plans have been prepared for two self contained buildings with extensive car parking which are arranged to provide 12,540 and 21,150 sq ft respectively (1,165 & 1,965 sq m) although a single building up to 35,000 sq ft could be accommodated for a single occupier.

The designs allow for deep void raised floors, clear span office layout and the installation of VRF comfort cooling. The floor plates are arranged for maximum flexibility to allow for tenants' specific fit out requirements.



## Layout



View Point 1 - Ground Floor



View Point 2 - Ground Floor

## Accommodation & Terms

Bespoke buildings to accommodate occupiers' specific size and specification requirements can be provided on a freehold or leasehold basis.

### View Point 1

Floor	NIA	
Ground	7,050 ft <sup>2</sup>	655 m <sup>2</sup>
First	7,050 ft <sup>2</sup>	655 m <sup>2</sup>
Second	7,050 ft <sup>2</sup>	655 m <sup>2</sup>
<b>Total</b>	<b>21,150 ft<sup>2</sup></b>	<b>1,965m<sup>2</sup></b>
Parking	81 Spaces	

### View Point 2

Floor	NIA	
Ground	4,180 ft <sup>2</sup>	388 m <sup>2</sup>
First	4,180 ft <sup>2</sup>	388 m <sup>2</sup>
Second	4,180 ft <sup>2</sup>	388 m <sup>2</sup>
<b>Total</b>	<b>12,540 ft<sup>2</sup></b>	<b>1,165 m<sup>2</sup></b>
Parking	45 Spaces	



- Located 1 mile from Junctions 29 & 30 of the M5.
- Established dedicated Office Park
- Excellent road links to the City Centre
- Motorway access to Bristol, Birmingham & London and Devon Expressway (A38) to Plymouth.

### Demographic

- The Cathedral City has a population of 111,000 with 480,000 within a 45-minute catchment area.
- Excellent conferencing facilities at Sandy Park, home of Premiership Rugby Club Exeter Chiefs.
- Good state and independent schools, with degree and foundation courses available at Exeter University and Exeter College.

### Working Environment

- The site is set within a fully developed, mature landscaped environment.
- Superb south facing aspect with views over the Exe Estuary and towards Haldon Hill
- Thriving business community within Pynes Hill and adjacent to the extended Tesco Superstore and Retail Park.

- Regional Capital of the South West
- The City has a reputation for an outstanding quality of life.
- Frequent direct rail services to London Paddington.
- Easy access to international airports at Exeter & Bristol.

### Further Information

For further details please contact the Sole Agent

**Hugo Tillotson**  
BSc MRICS

**Maze**  
4 Barnfield Crescent,  
EXETER EX1 1QT

Tel: 01392 477433  
Mobile: 07831 588873  
Email: hugo@maze.uk.com

### Important Notice

*The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.*



**WESLEYAN**

