



# aperture

AT PYNES HILL

REFURBISHED ATRIUM  
OFFICES IN PROMINENT  
ESTABLISHED LOCATION

Available now

Pynes Hill, Rydon Lane, Exeter EX2 5SP



COSTA COFFEE

APERTURE EAST

Adjoining View Point development site with planning consent for circa 24,000 sq ft NIA new build offices

APERTURE WEST



# LOCATION

The Aperture at Pynes Hill is situated in an elevated position just off the A379 on the established office campus location of Pynes Hill less than 1 mile from Junction 30 of the M5 motorway and less than 3 miles from Exeter City Centre.

Existing occupiers in Aperture include:

**Jacobs, AXA, Atkins, Wollens, Wilmott Dixon, Full Fibre and the NHS**

## OCCUPIERS IN IMMEDIATE VICINITY



Jurassic Fibre



AJ Gallagher



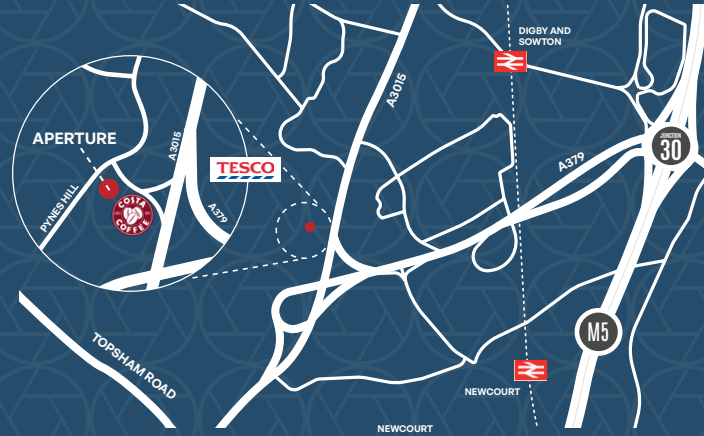
Michelmores Solicitors



Brewin Dolphin



At the corner of this campus site by the entrance to Pynes Hill is a new drive – thru Costa.



- 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 & DEVON EXPRESSWAY (A38) TO PLYMOUTH
- REGIONAL CAPITAL OF THE SOUTH WEST
- OUTSTANDING QUALITY OF LIFE
- FREQUENT DIRECT SERVICES TO LONDON
- EASY ACCESS TO INTERNATIONAL AIRPORTS AT EXETER & BRISTOL

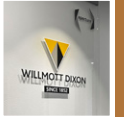
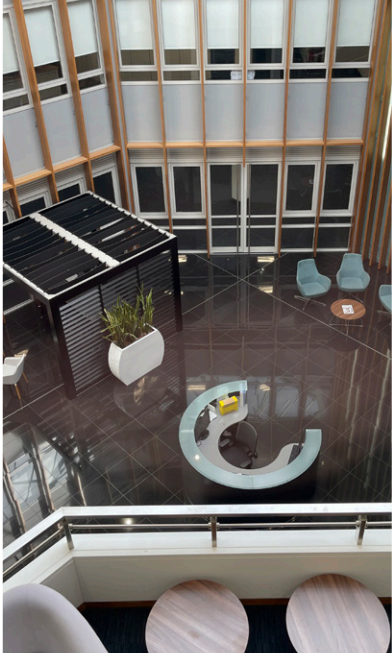




Refurbished Atrium Offices in prominent established location Available now

APERTURE AT PYNES HILL





# APERTURE EAST

The refurbishment of Aperture East undertaken in 2017 features a spectacular Atrium with a glazed aperture forming a spectacular light well which is central to the office space around it.

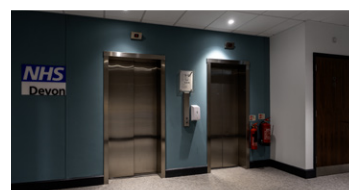


# SPECIFICATION

The available space is located on the ground floors of Aperture East & West plus the first floor in Aperture West which is to be refurbished to provide mainly open plan office space benefiting from the following Grade A specification:

-  FULLY ACCESSIBLE RAISED FLOORS
-  SUSPENDED CEILINGS WITH RECESSED LED LIGHTING
-  LARGE BOARDROOM WITH CONFERENCING FACILITIES AVAILABLE TO HIRE FROM NHS
-  ROOF MOUNTED SOLAR PV'S
-  MANNED 24/7 RECEPTION & CONCIERGE SERVICES
-  MALE & FEMALE W.C'S ON ALL FLOORS
-  EXTENSIVE ON SITE CAR PARKING
-  ELECTRIC CAR CHARGING POINTS
-  COVERED CYCLE STORAGE & MODERN SHOWER FACILITIES



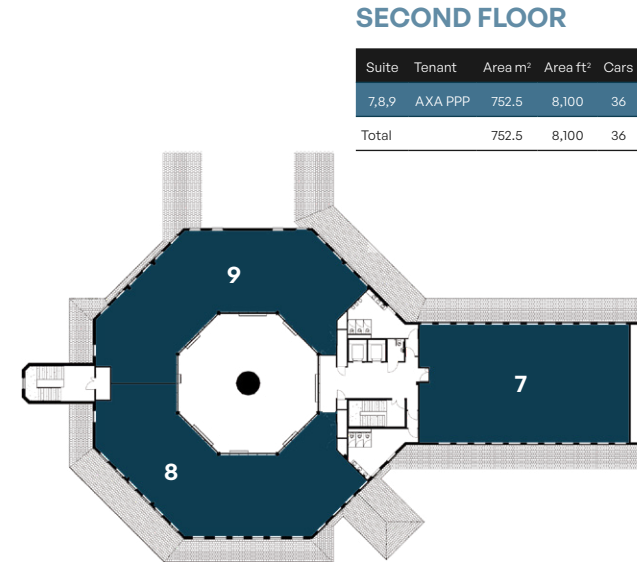
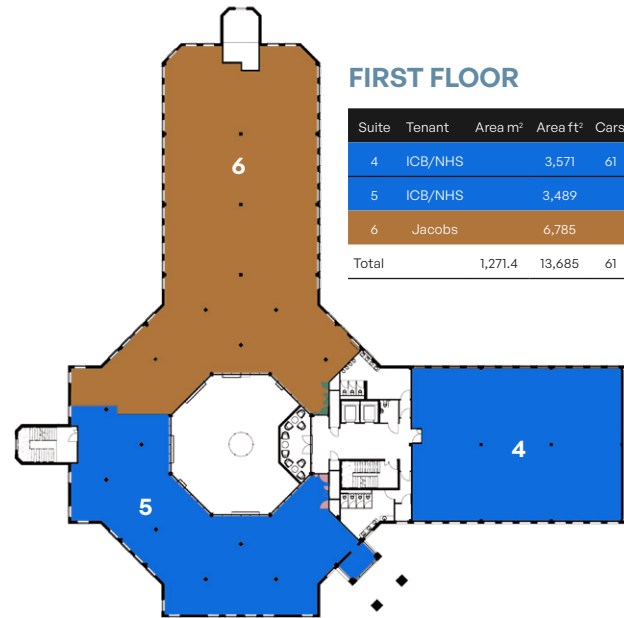
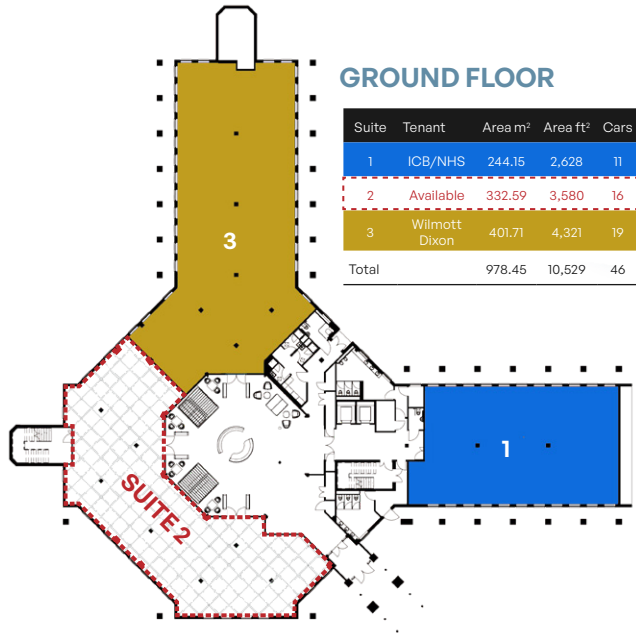




# APERTURE EAST - ACCOMMODATION

**SUITE 2 AVAILABLE - 1,500 UP TO 3,580 SQ FT**

Approximate net internal floor areas



Aperture East = 3,002.35 sq m, 32,314 sq ft



289 total allocated car parking spaces for both Aperture East and West

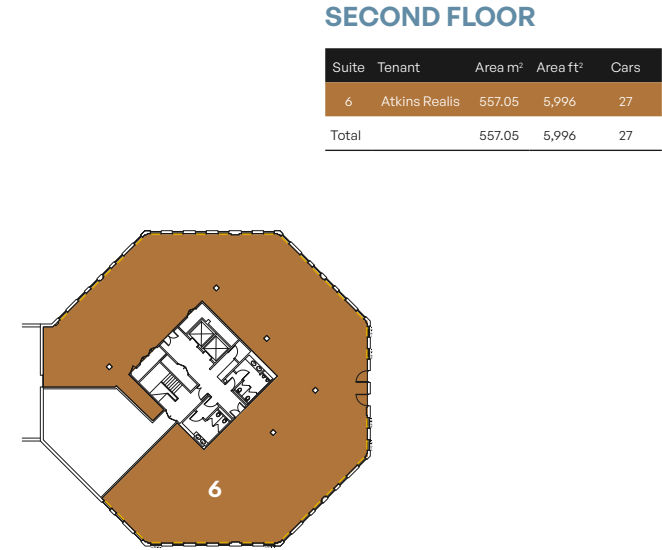
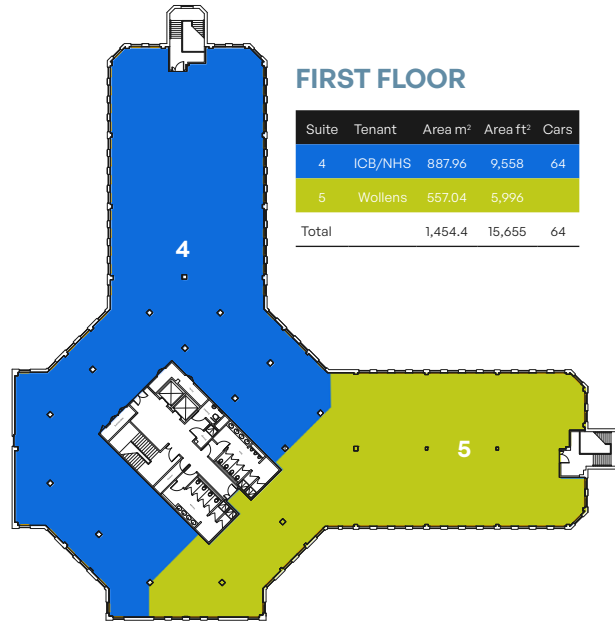
Total floor area to Aperture East and West = 6,100.18 sq m, 65,659 sq ft

The measurements are net internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

# APERTURE WEST - ACCOMMODATION

**SUITE 1 AVAILABLE - 5,702 SQ FT**

Approximate net internal floor areas



Aperture West = 3097.83 sq m, 33,345 sq ft



289 total allocated car parking spaces for both Aperture East and West

Total floor area to Aperture East and West = 6,100.18 sq m, 65,659 sq ft

The measurements are net internal areas and have been measured in accordance with the RICS Code of Measuring Practice.



### Boardroom and Conferencing Facilities:

These are available to hire directly from the NHS. The Boardroom has capacity for up to 36 delegates and the Conference Room up to 200 with additional break out rooms and catering facilities.

For further information contact the agents.







# EXETER



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 schools, with degree and foundation courses available at Exeter University and Exeter College.





# TERMS

## Business Rates:

Details of rateable values are available from the marketing agents. For confirmation of the rates payable you are advised to visit the Valuation Office **Agency website - [www.voa.gov.uk](http://www.voa.gov.uk)**.

## Tenure & Terms:

The accommodation is available to let as a whole, or floor by floor or combination of floors or individual suites on a new FRI lease, terms to be agreed.

## Rent:

On application to the marketing agents.

## Service Charge:

A building service charge deals with running and maintenance of the common areas, details of which are available from the agent.

## VAT:

The property is VAT elected. All figures quoted are exclusive of VAT where applicable.

## Legal Costs:

Each party to bear their own legal costs.

## Energy Performance Certificate:

Is available on request from the marketing agents.

EPC Aperture East (B)  
EPC Aperture West (A)

# INFORMATION & CONTACT



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