



## TO LET Prime Offices

---



### Ground Floor Office Suite Pynes Hill Court, Pynes Hill, Exeter, EX2 5SP 1,561 sq ft (144 sq m)

- Prime Office Building
- Established office campus location
- Ground floor suite
- **AVAILABLE Q4 2018**

Contact: Hugo Tillotson

**01392 477433**

4 BARNFIELD CRESCENT, EXETER, EX1 1Q

# OFFICES

## Location

Pynes Hill Court is situated in an elevated position just off the A379 in 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.

Other occupiers in the immediate location include RBS/Coutts, Brewin Dolphin, Michelmores Solicitors, Francis Clarke, the NFU and Bishop Fleming.

## Description

The available space is located on the ground floor of Pynes Hill Court and is arranged to provide predominantly open plan office space benefiting from the following high specification:

- Fully accessed raised floors
- Suspended ceilings with recessed luminaries
- Manned reception
- Males & female wcs on all floors
- Kitchenette facility
- Extensive on site car parking
- Central heating

## Accommodation

The approximate net internal floor area of the available suite is as follows:

### Ground Floor

Office	144 sq m	1,561 sq ft
--------	----------	-------------

There are 6 allocated car parking spaces.

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

## Lease Details

The accommodation is available on new FRI lease terms to be agreed.

## Rent

On application to the agent.

## Rates

The accommodation is currently assessed as follows:

Rateable Value        £317,750

The standard UBR multiplier for 2017/18 is 48p in £.

## Service Charge

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

## VAT

All figures quoted are exclusive of VAT where applicable.

## Viewing

For further information or to make an appointment to view, please contact the sole agent:

Hugo Tillotson  
Maze  
4 Barnfield Crescent, Exeter, EX1 1QT  
Tel: 01392 477433    Mobile: 07831 588873  
Email: [hugo@maze.uk.com](mailto: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.

March 2018.

