



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**
- **6 car parking spaces**

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
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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 £17,750

The standard UBR multiplier for 2019/20 is 49.1p 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

Important Notice

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

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