



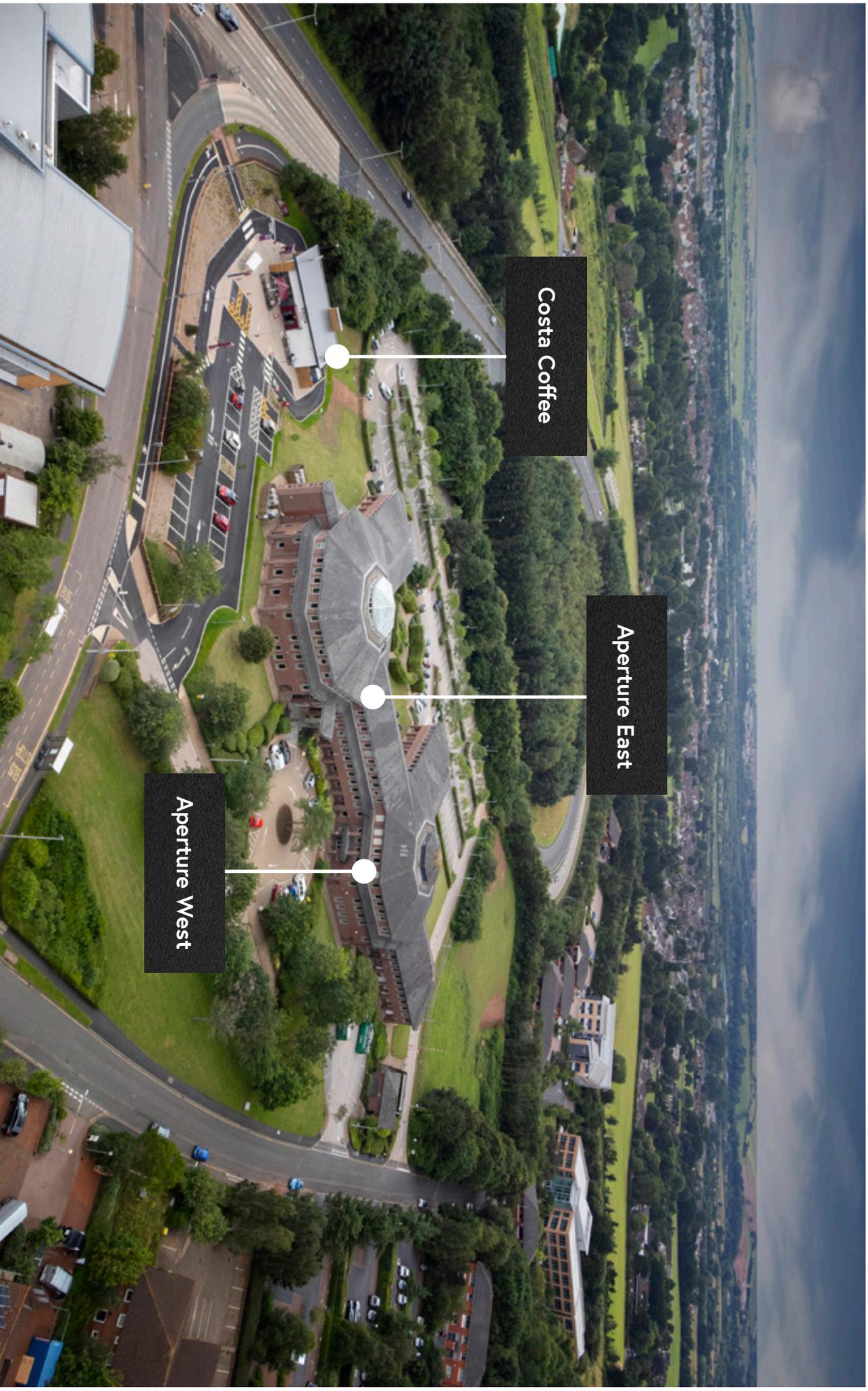
aperture

A T P Y N E S H I L L

Refurbished Atrium Offices
in prominent and
established location

Available now

Pynes Hill, Rydon Lane, Exeter EX2 5SP



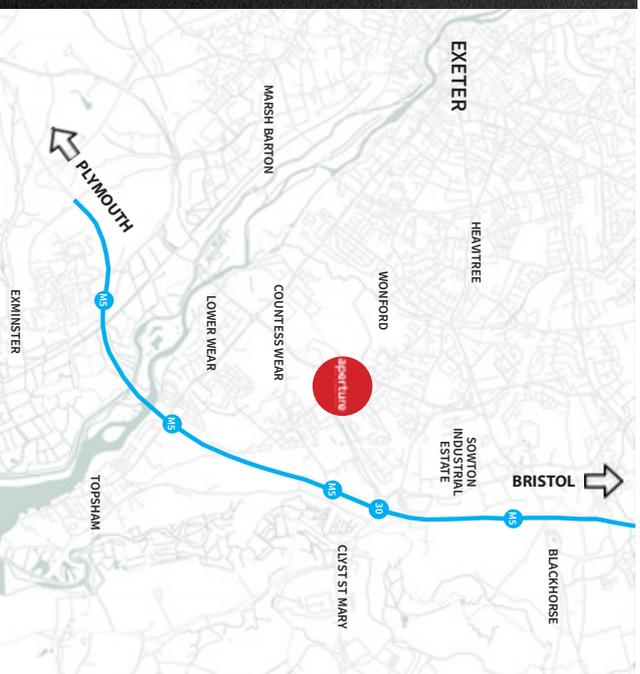
Costa Coffee

Aperture East

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.



Other occupiers in the immediate location include:



Brewin
Dolphin



St James
Place



Michalnores
Solicitors



Quilter



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



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.



Located 1 mile from Junctions 29 & 30 of the M5.



Established dedicated Office Park.

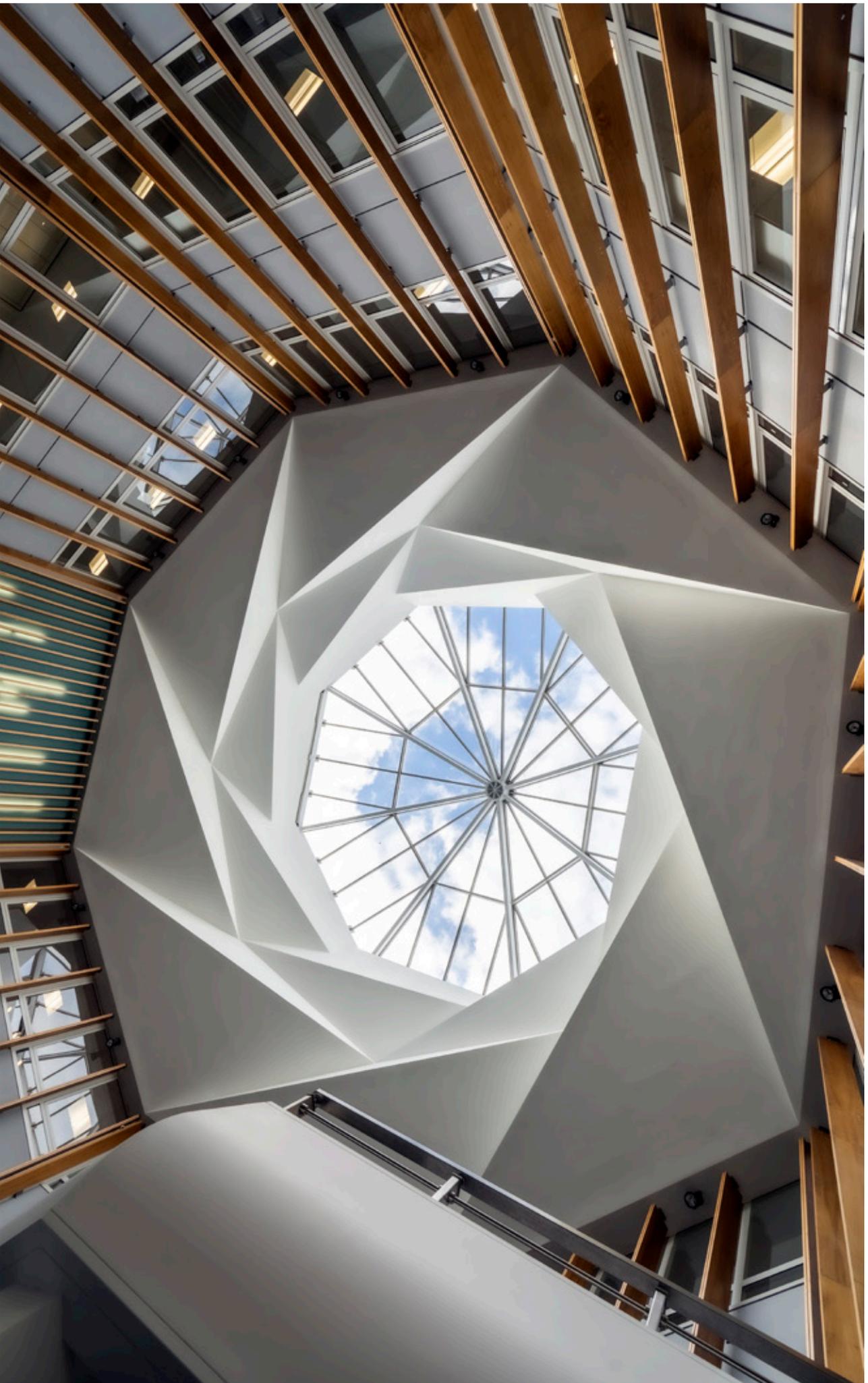


Excellent road links to the City Centre.

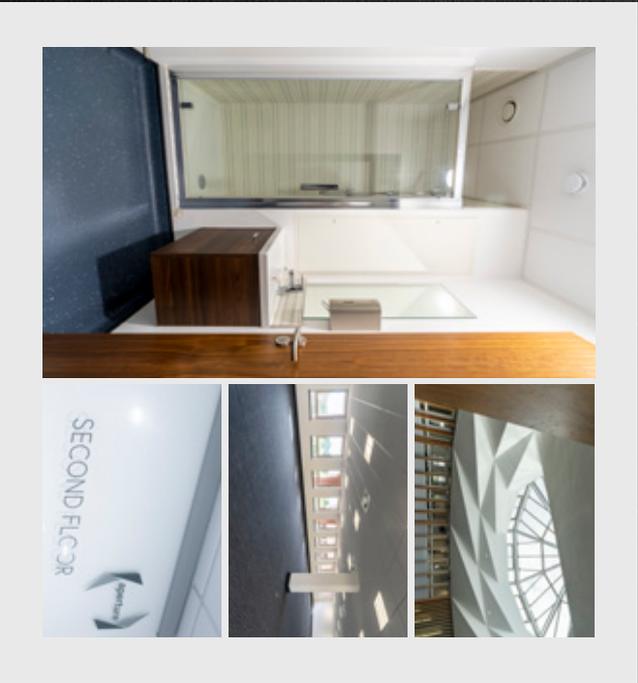
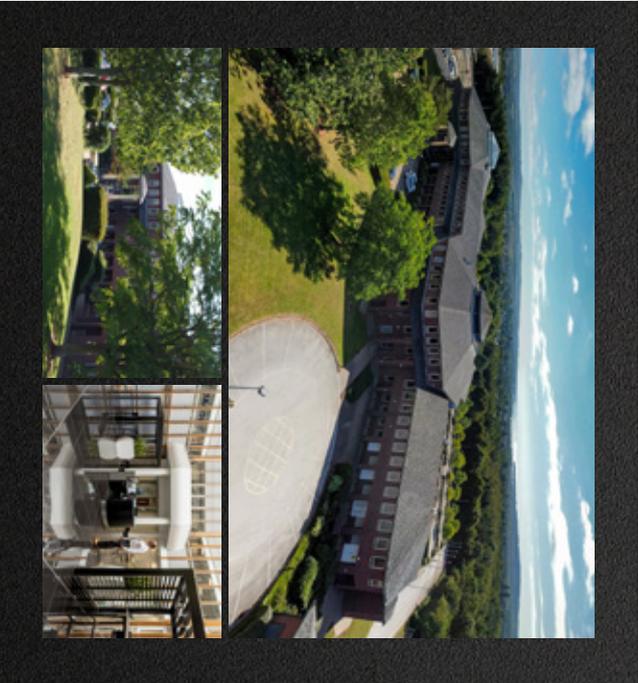
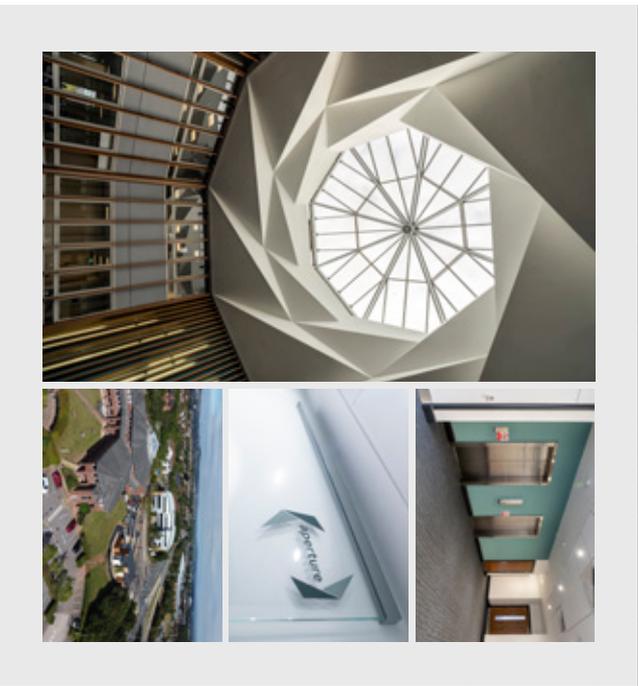
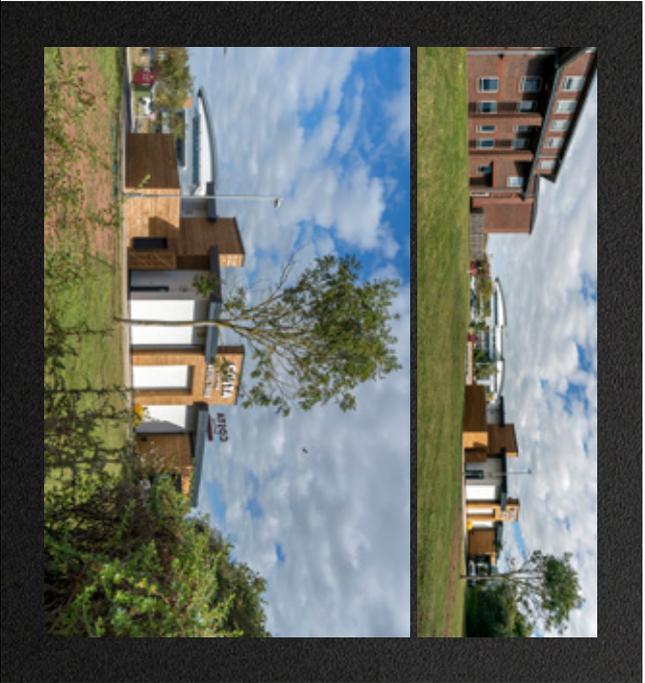
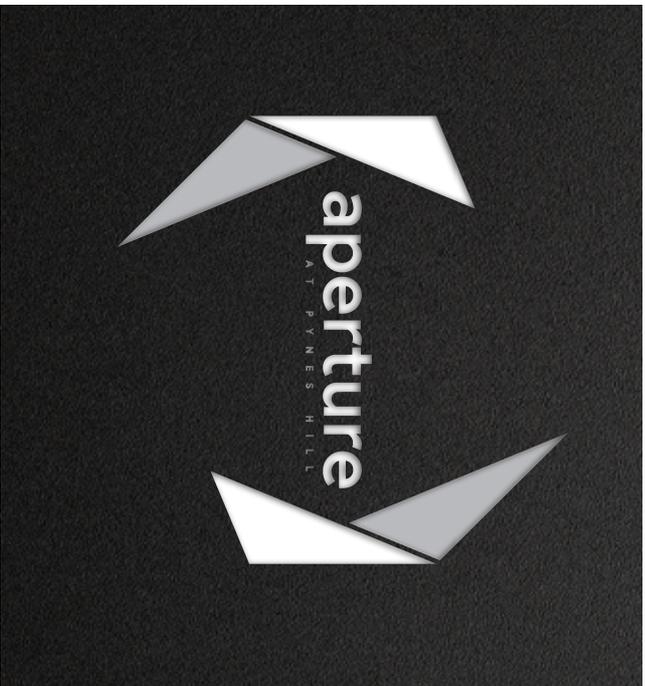


Motorway access to Bristol, Birmingham, London and Devon Expressway (A38) to Plymouth.



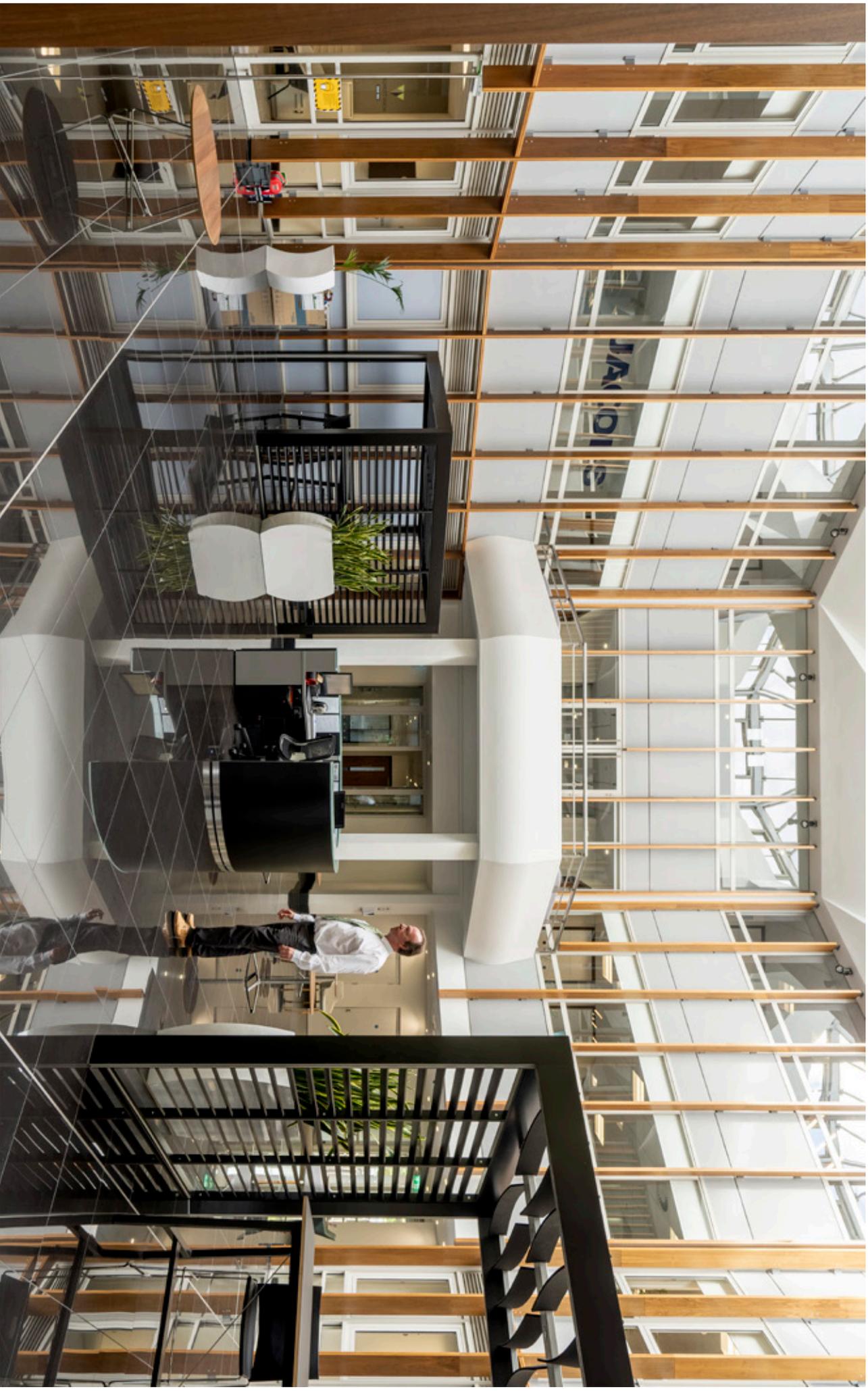


Aperture at Pynes Hill



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.



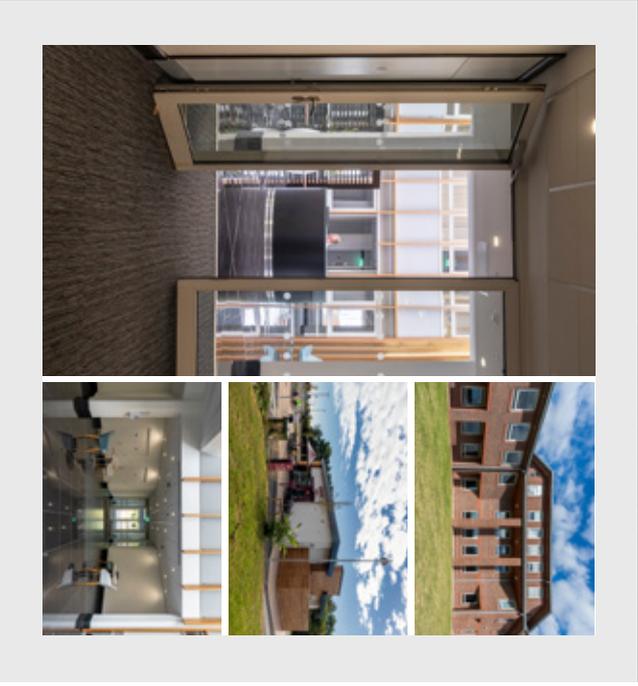
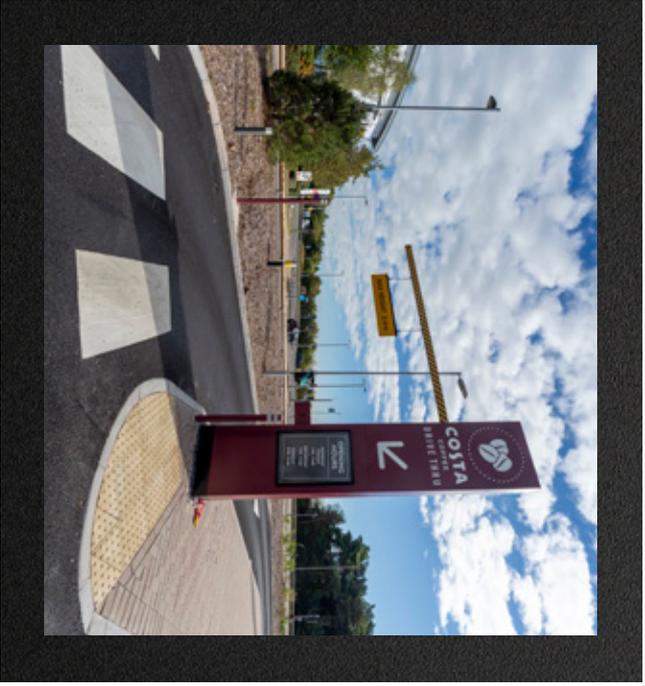
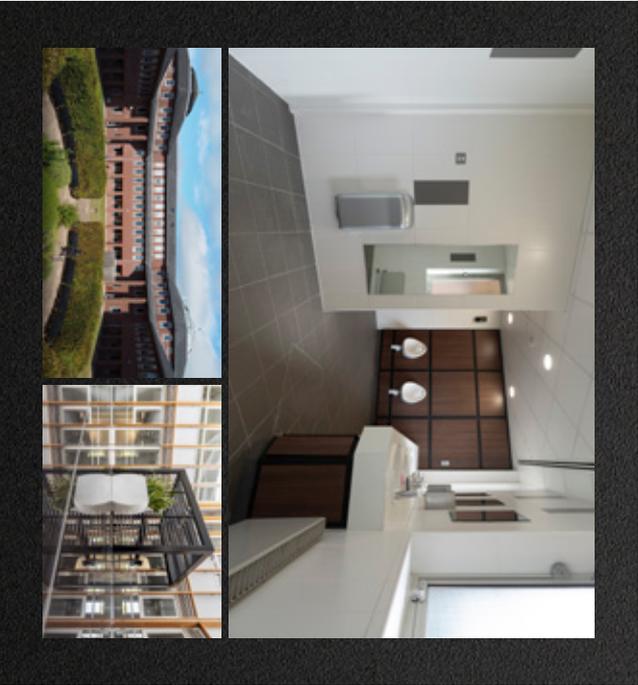
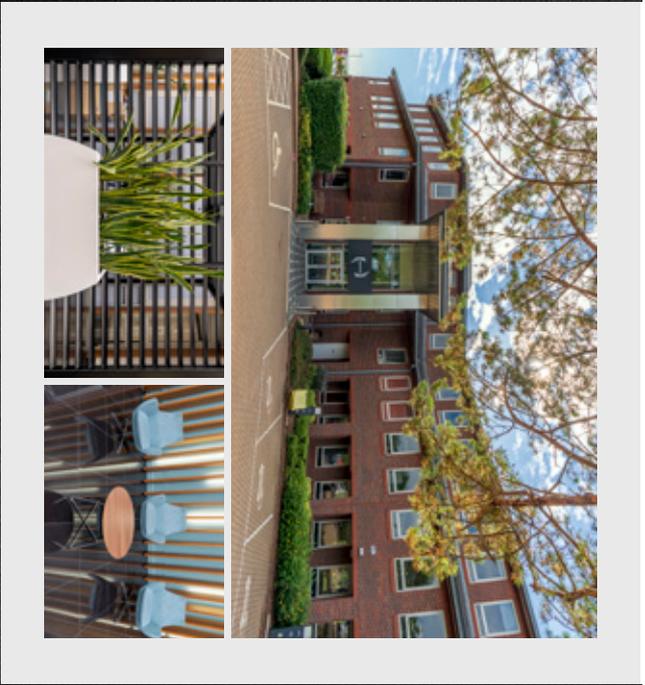
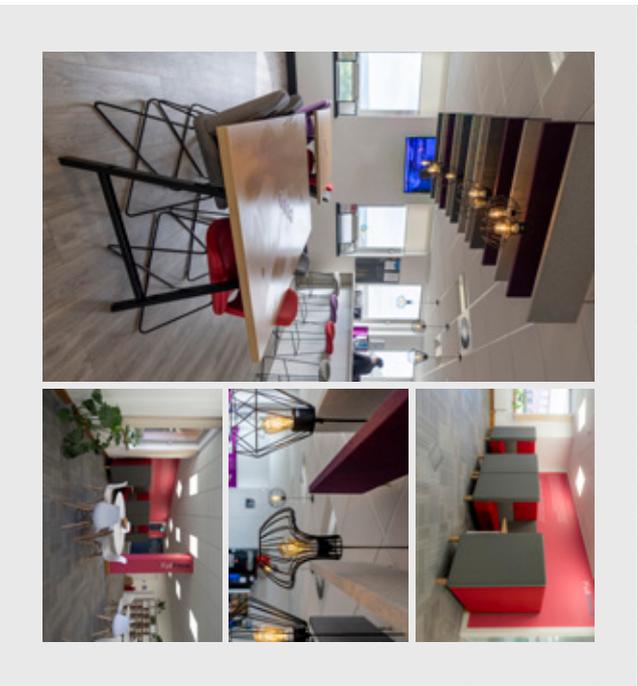
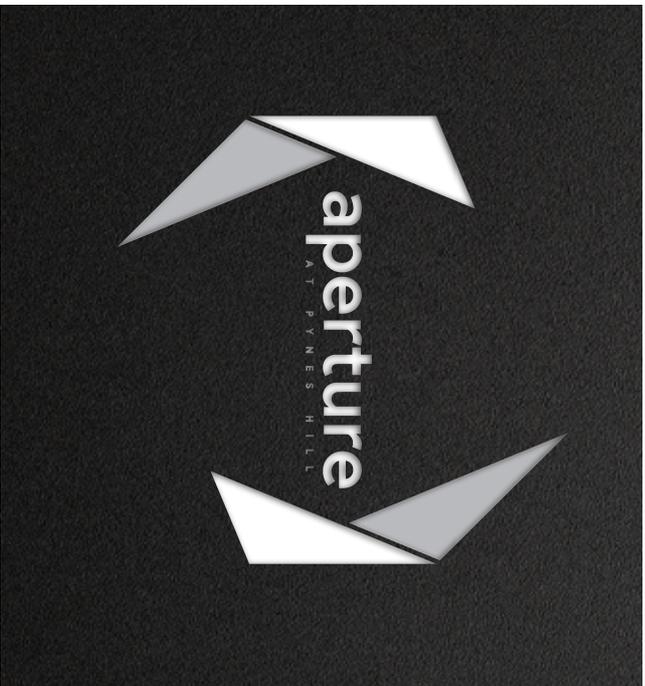
Specification

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 accessed raised floors.
-  Suspended ceilings with recessed LED lighting with exposed soffits on ground & upper floors of the west wing.
-  VRF comfort heating & cooling.
-  Manned 24/7 reception & concierge services.
-  Male & female WCs on all floors.
-  Extensive on site car parking.
-  Electric car charging points.
-  Covered cycle storage and modern shower facilities.



Aperture at Pynes Hill



Refurbished Atrium Offices in prominent established location

Available now



Aperture at Pynes Hill

Exeter



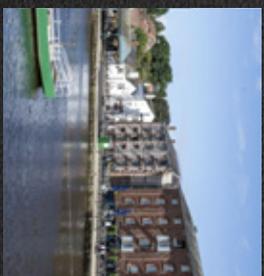
The Cathedral City has a population of 111,000 with 480,000 within a 45-minute catchment area.



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.

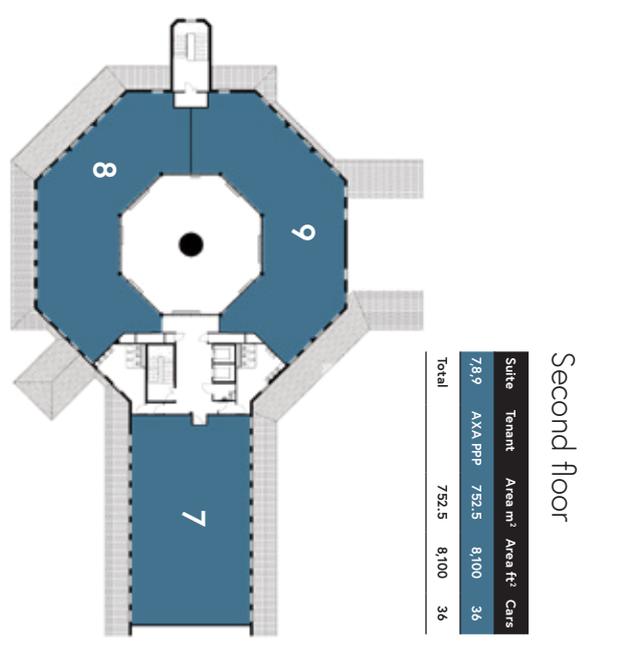
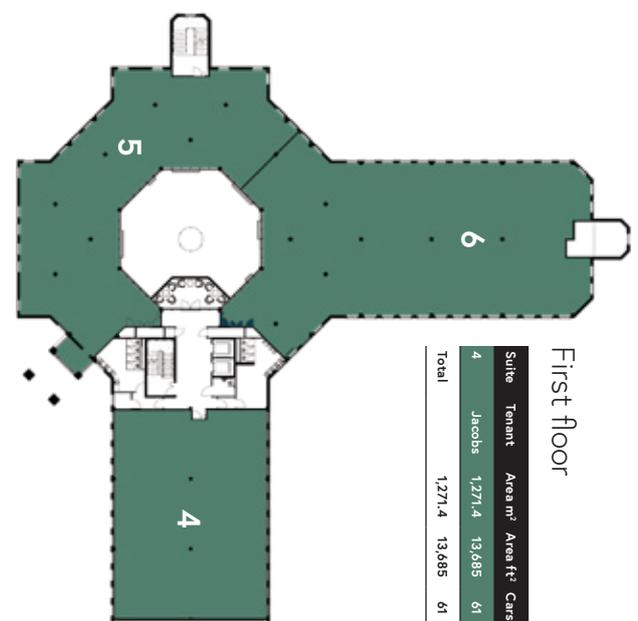
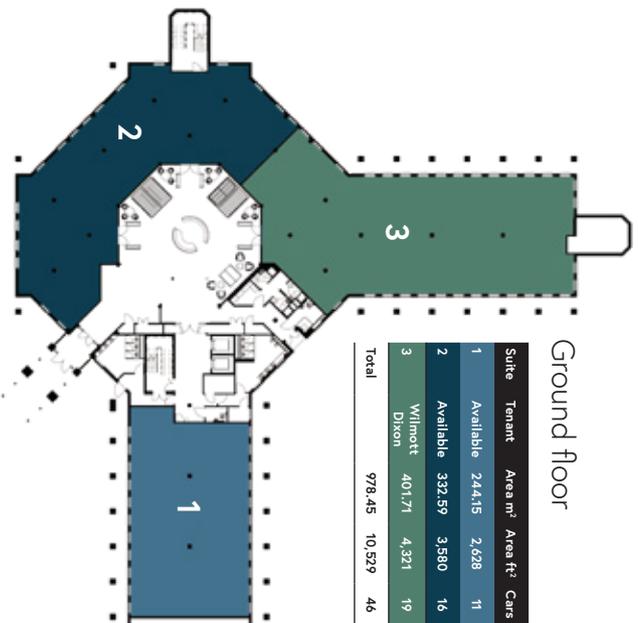


Refurbished Atrium Offices in prominent established location

Available now

Aperture East - Accommodation

Approximate net internal floor areas



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



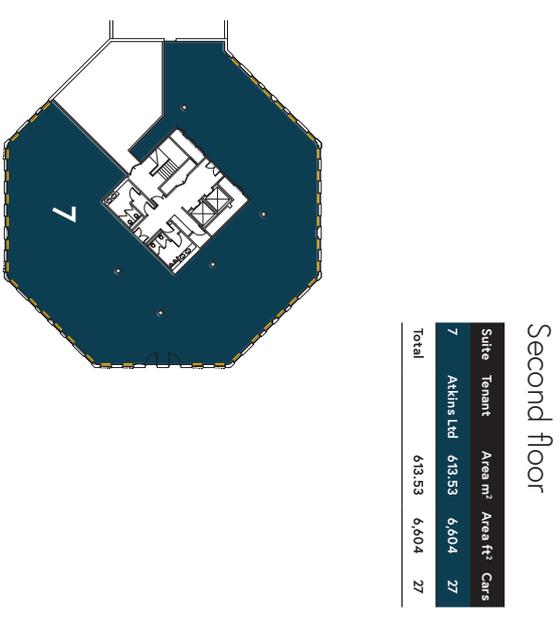
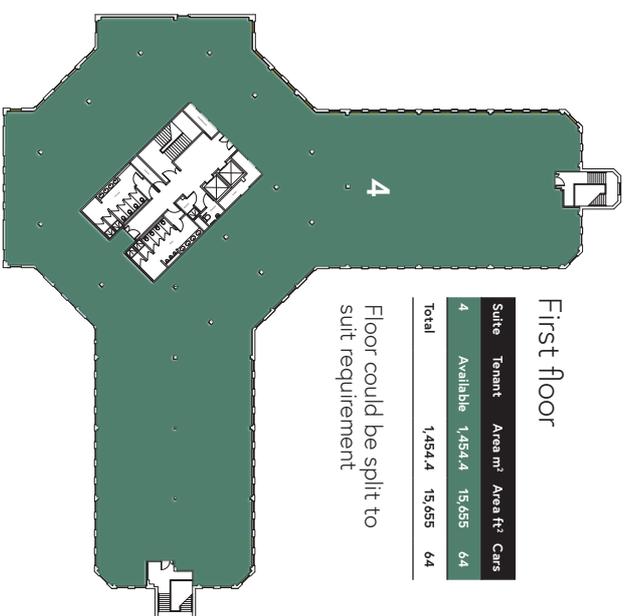
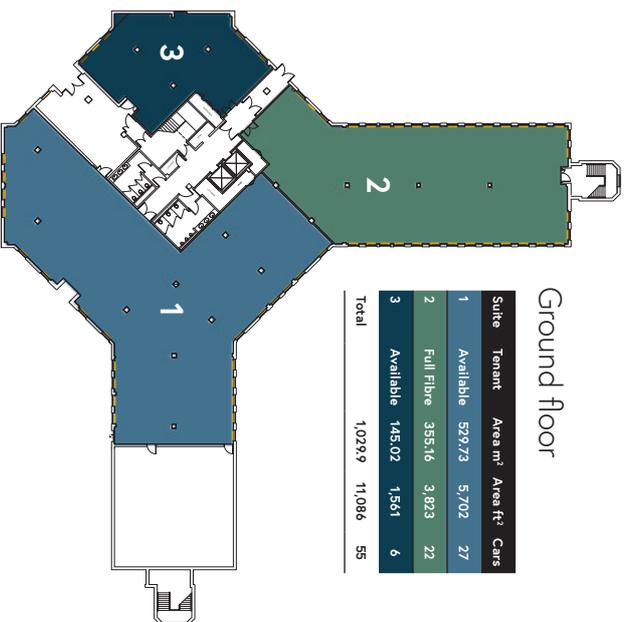
289 total allocated car parking spaces for both Aperture East and West

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

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.



Aperture at Pynes Hill

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.

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.

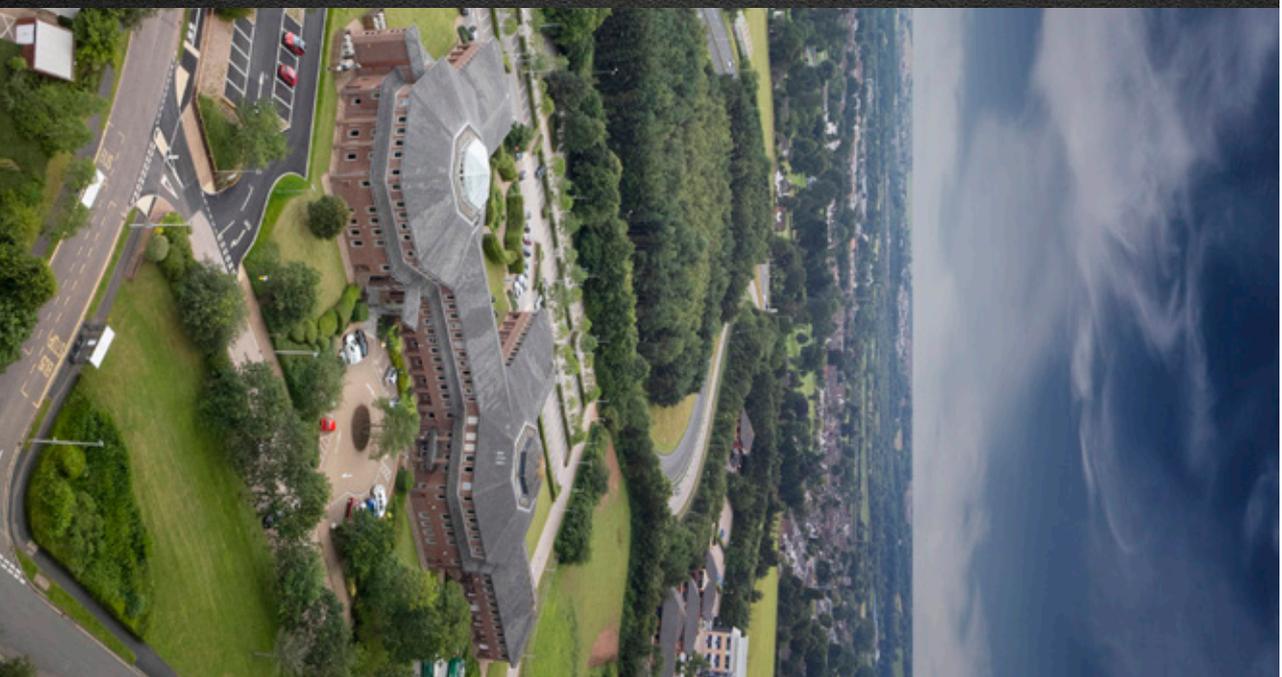
Legal Costs:

Each party to bear their own legal costs.

Energy Performance Certificate:

Is available on request from the marketing agents.

EPC Aperture East (B) Aperture West target EPC is B post refurbishment currently D.



Information & contact



Andrew Pearce
Pearce Property consultants

e: andrew@pearceproperty.com
t: (0)7971 278 386
w: www.pearceproperty.com



Hugo Tilotson
Maze

e: hugo@maze.uk.com
t: (0)7831 388 873
w: www.maze.uk.com

© 2021 Pearce Property Consultants / Maze. All rights reserved. All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy thereof.



www.aperture-exeter.com