



aperture

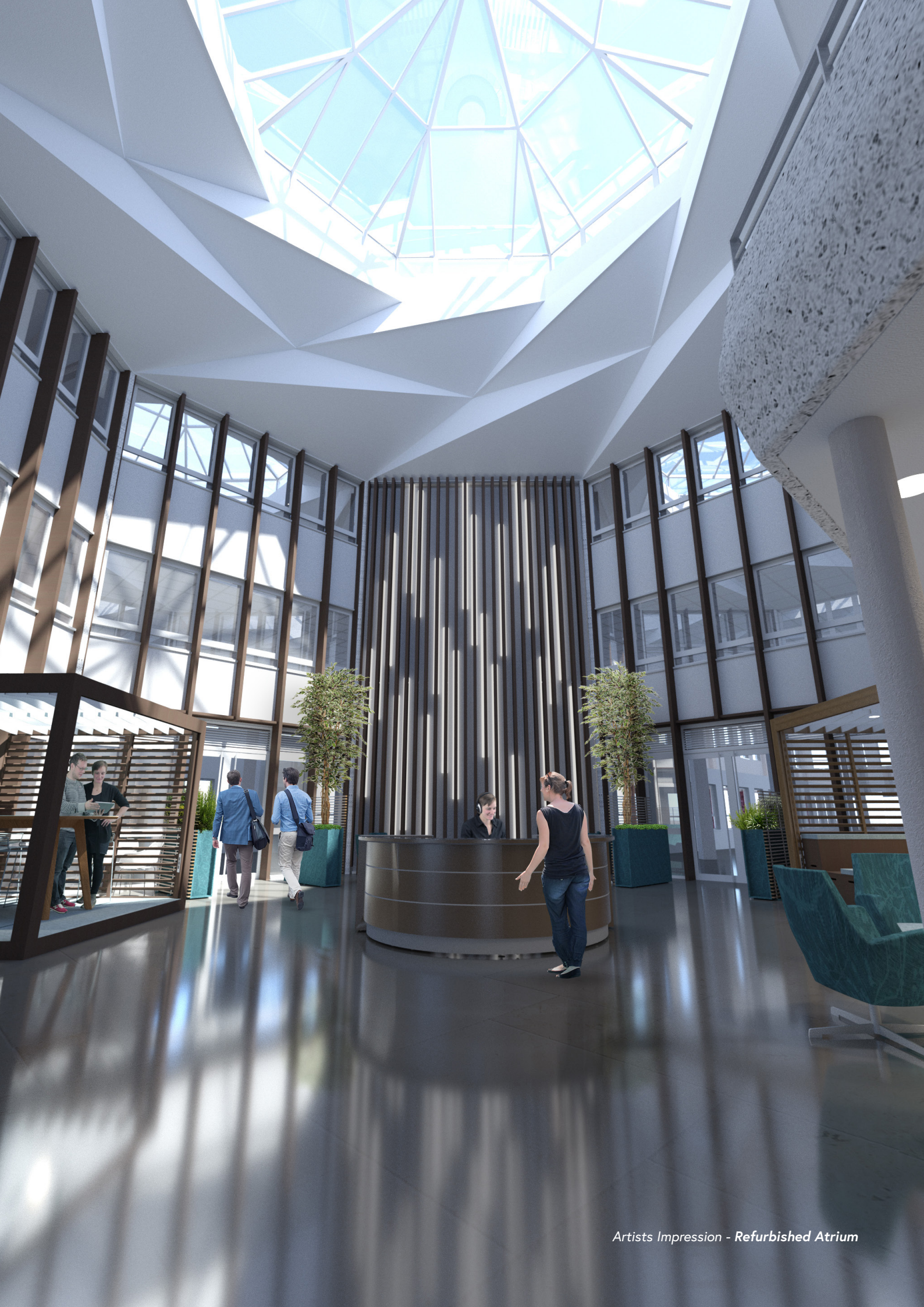
AT PYNES HILL

Aperture at Pynes Hill,
Rydon Lane, Exeter EX2 5SP

TO LET
Available Q2 2018

Refurbished Atrium Offices
in prominent established location

From 244 - 3,025 sq m
2,628 - 32,566 sq ft
plus 143 car spaces



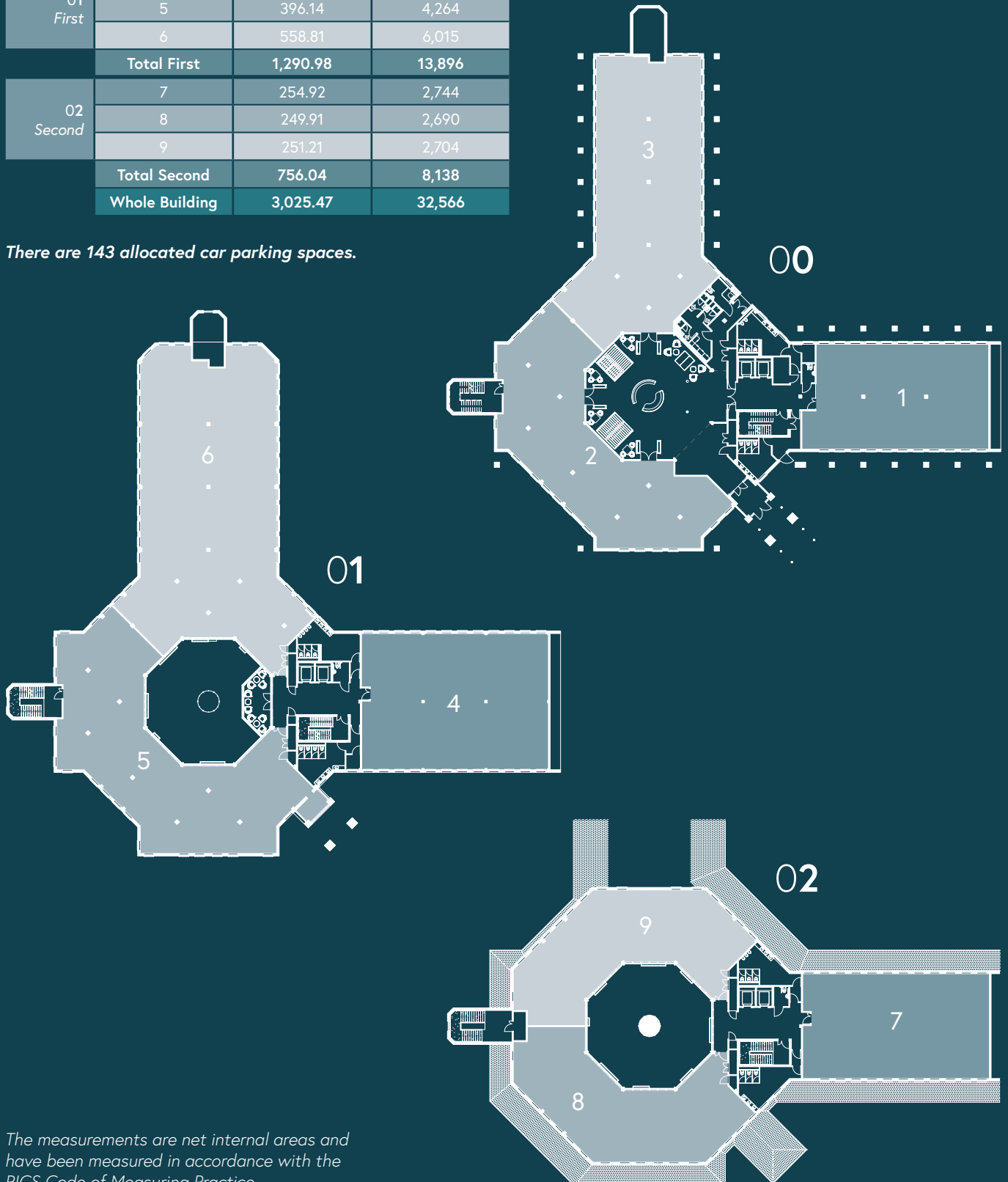
Artists Impression - Refurbished Atrium

Accommodation

The approximate net internal floor areas are as follows:

Floor	Suite	Area m ²	Area ft ²
00 Ground	1	244.15	2,628
	2	332.59	3,580
	3	401.71	4,324
	Total Ground	978.45	10,532
01 First	4	336.03	3,617
	5	396.14	4,264
	6	558.81	6,015
	Total First	1,290.98	13,896
02 Second	7	254.92	2,744
	8	249.91	2,690
	9	251.21	2,704
	Total Second	756.04	8,138
Whole Building		3,025.47	32,566

There are 143 allocated car parking spaces.



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



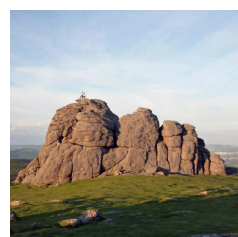
Location

The Aperture at Pynes Hill 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, Brewin Dolphin and Michelmores Solicitors. In Pynes Hill Court next door occupiers include Atkins and DWP.

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.



Specification

The available space is located on the ground and two upper floors and is to be refurbished to provide mainly open plan office space benefiting from the following high specification:

- Fully accessed raised floors
- Suspended ceilings with recessed LED lighting
- VRF comfort heating & cooling
- Manned reception
- Males & female WCs on all floors
- Extensive on site car parking
- Electric car charging points
- Covered cycle storage and modern shower facilities

The refurbishment will feature a modernized Atrium with a glazed aperture forming a spectacular light well which is central to the office space around it.

Business Rates

The accommodation currently falls under one assessment as follows:

Rateable value: £370,000

The standard UBR multiplier for 2017/18 is 47.9p in £.

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 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

A copy is available on request from the marketing agents. The target EPC rating for the refurbishment will be EPC B.





- 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.

- 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.

Viewing & further information

Strictly by appointment with the agents:

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