



# TO LET Prime Offices



## **Emblem House Pynes Hill, Exeter, EX2 5BA 1,918 sq ft (178 sq m)**

- **Prime Office Building**
- **Established Business Park**
- **Generous car parking**
- **New lease available**

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4 BARNFIELD CRESCENT, EXETER, EX1 1QT

# OFFICES

## Location

The property is situated at Pynes Hill, Exeter's well established and premier office campus location.

Pynes Hill is located less than a mile from both Junctions 29 & 30 of the M5 and less than 3 miles from Exeter City centre.

## Description

The property comprises a two-storey purpose built office building of steel frame construction with brick elevations under a pitched tiled roof. Access is via a feature entrance lobby with a staircase to offices at ground and first floors. Male and female WCs are situated on both floors with a disabled WC on the ground floor.

The ground floor is partly open plan and partly divided to form cellular offices, meeting rooms, together with a small kitchenette. The space is available either in its entirety or as two independent suites with a shared kitchen.

The offices are finished to a high specification and include:

- Suspended ceilings with integral LED light fittings
- Air handling system
- Raised access floors
- Powder coated double glazing

## Accommodation

The approximate net internal floor areas are as follows:

First Floor		
Suite 1	1,788 sq ft	166.17 sq m
Kitchen	130 sq ft	11.98 sq m
<b>Total</b>	<b>1,918 sq ft</b>	<b>178.15 sq m</b>

Externally there are 9 parking spaces for staff and visitors allocated to the available suite.

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

## Lease Details

The space will be available on new FRI leases by way of service charge on terms to be agreed.

## Rent

Details on rent are available from the agents.

## Rates

The building is currently assessed in its entirety as follows:

Offices & premises      RV £86,000

The standard UBR multiplier for 2022/23 is 51.2 p in £

## VAT

All figures quoted are exclusive of VAT where applicable.

## Legal Costs

Each party is to bear their own legal costs.

## Energy Performance Certificate

EPC Rating: To be confirmed.

## Viewing

For further information please contact the sole agents.

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## 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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