

Aaron Fox

TO LET

PART 1ST FLOOR OFFICE SUITE WITH 2 CAR PARKING SPACES

Approximately 43.02 sq.m. (463 sq.ft.)

**LYNX HOUSE
PYNES HILL
EXETER**



An opportunity to lease a first floor office suite with 2 reserved car parking spaces, conveniently located on the sought after Pynes Hill office campus approximately 1 mile from junction 30 of the M5 motorway and less than 3 miles from the city centre.

Reference 0241

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The property is situated on The Pynes Hill Office Campus on the outskirts of Exeter in an elevated position. The location is a few minutes drive to junction 30 of the M5 Motorway which also gives access to Plymouth via the Devon Expressway. Tesco has a major store at Digby about 1 km distant.

Lynx House was constructed in approximately 2002 and was built to a high specification. The office building stands on an elevated plot overlooking the Exe Estuary at the front and Ludwell valley at the rear. Internally there are communal W/C facilities and stairs rising to the 1st Floor. The suite has independent access off of the 1st floor landing where there are further W/C facilities, the suite also has its own kitchenette.

ACCOMMODATION

TOTAL NIA 43.02 sq.m. 463 sq.ft.

The suite comprises part of the front section at 1st floor with views at the front towards Exmouth and the Exe Estuary. Suspended ceiling with recessed Cat II lighting; raised block flooring providing access for power and telephone points; carpeted; kitchenette area with stainless steel sink unit.

The suite has a joint gas fire boiler that fires a wet system of wall mounted radiators, this is shared with the next door suite which is of a similar size.

Ladies and Gents toilets with disabled facilities on ground floor, also ladies and gents at 1st floor.

EXTERNALLY

To the front of the building is part paved and tarmac car parking area with 2 reserved spaces allocated to this suite.

TENURE

The suite is available by way of a new 6 year Full Repairing and insuring lease with the option to break on 3rd anniversary.

RENT

An ingoing rental of £6,500 pax is sought for a new lease. (£14.03p.s.f.)

VAT

All figures quoted are plus VAT

SERVICE CHARGE

An annual service charge, payable quarterly with the rent of £200 per quarter (£800 per annum), will be payable, this includes electricity, heating, water, cleaning, lighting and heating of the communal areas plus buildings insurance.

RATES

We gained the following information via The Valuation Office Web Site, YOU ARE ADVISED TO CHECK

Rateable Value: £7,500

Rates Payable £3,105 (41.4 p 10/11)

A separate rateable assessment has yet to be made

LEGAL COSTS

Each party to pay their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the joint sole agents as follows: -

Aaron Fox

Ref: Adam Parsons

Mobile 07808 473248

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Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.