

Aaron Fox

FOR SALE / TO LET

1ST FLOOR OFFICE SUITE WITH 6 CAR PARKING SPACES

Approximately 122 sq.m (1,312 sq.ft)

**ASTON COURT
PYNES HILL
EXETER**



An opportunity to acquire a the virtual freehold of this modern first floor office suite with 6 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.

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.

Aston Court was constructed in approximately 2000 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 and a small kitchenette area. The suite also has its own kitchen facilities.

This offers an opportunity to acquire the long leasehold interest of an office suite in this purpose built building with ample car parking, giving a purchaser an excellent address in a much sought after and convenient location.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from an impressive glazed entrance atrium with stairs rising to the first floor landing. Part glazed door to....

Office Suite **12.11m x 9.85m (39'9" x 32'4") max**
Large windows to the front, side and rear offering a very pleasant open outlook. Suspended ceiling with recessed Cat II lighting; perimeter trunking providing access for power and telephone points; carpeted; kitchenette area with range of wall and base units with stainless steel sink unit with single drainer.



Communal Toilets

Ladies and Gents toilets with disabled facilities on ground floor.

EXTERNALLY

To the front of the building is paved car parking area with 6 reserved spaces allocated to this suite.

TENURE

The long leasehold interest is available for a term of 125 years from November 2000. Alternatively a new 6 or 9 year FRI lease is available with 3 yearly rent reviews.

PRICE AND RENT

Offers are invited on a guide price of £200,000 plus VAT for the long leasehold interest. A rental of £12,000 pax is sought for a new lease of 3 years or more. Full details on request.

RATES

We have been verbally advised by the rates department at Exeter City Council of the following. Interested purchasers are advised to make their own enquiries: -

Rateable Value	£14,000
Rates Payable	£6,524 pa (2008 – 2009)

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

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STRATTON CREBER COMMERCIAL

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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.