

Aaron Fox

TO LET

GROUND FLOOR OFFICE SUITE WITH 3 CAR PARKING SPACES

Approximately 86.29 sq.m. (929 sq.ft.)

**3 RIVERS COURT
PYNES HILL
EXETER**



An opportunity to lease a ground floor office suite with 3 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.

Rivers Court comprises an L shaped development of 3 similar independent 2 storey office units all with allocated parking. The building was constructed in approximately 2000 and was finished to a high specification. The development stands on an elevated plot reached by private road, with parking to the front and The Ludwell Valley at the rear. Internally there are communal W/C facilities at ground floor. The suite has independent accesses off of the main entrance hall of Unit 3 and its own kitchen facilities and private W/C.

ACCOMMODATION

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

Approached from entrance hall of Unit 3 with stairs rising to the first floor landing. Part glazed door to...

Office Suite	Metric	Imperial
Width	7.37 m	24'2"
Depth	10.31 m.	33'10"
Plus	10.31 sq.m.	111 sq.ft.
TOTAL	86.29 sq.m.	929 sq.ft.

Triple aspect suite, powder coated opening double glazed windows, with pleasant open outlook. 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 and single drainer. The present tenants have installed some fully glazed partitioning creating a boardroom that can be retained if required

The suite has an independent gas fire boiler that fires a wet system of wall mounted radiators, with independent controls within the suite.

EXTERNALLY

To the front of the building is part paved and tarmac car parking area with 3 reserved spaces allocated to this suite. More spaces are available to rent as required

TENURE

The suite is available by way of a new Full Repairing and insuring 6 or 9 year lease with 3 yearly reviews.

RENT

An ingoing rental of £11,500 p.a.x. is sought for a new lease. (£12.37 p.s.f.)

VAT

We have been informed that not VAT is chargeable on the rent.

SERVICE CHARGE

An annual service charge of approximately £1,500 plus VAT (2010 charge) will be payable. This includes 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 £13,250

Rates Payable £5,392.75 (2010 / 2011 x 40.7p based on small property multiplier)

LEGAL COSTS

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

VIEWING

Strictly by prior appointment only with the sole agents as follows: - Ref (0479)

Aaron Fox

Ref: Adam Parsons

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

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