

# Aaron Fox

## TO LET

### PART 1<sup>ST</sup> FLOOR OFFICE SUITE WITH 8 CAR PARKING SPACES

Approximately 209.33 sq.m. (2,253 sq.ft.)

**LYNX HOUSE  
PYNES HILL  
EXETER**



An opportunity to lease a first floor office suite with 8 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 0510

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://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 1<sup>st</sup> Floor. The suite has independent access off of the 1<sup>st</sup> floor landing where there is further W/C facilities; the suite also has its own kitchen facilities.

## 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	Metric	Imperial
Unit Depth Max	15.53m	50'11"
Unit Width Max	18.04m	59'2"
TOTAL	209.33 sq.m.	2253 sq.ft.

The suite comprises the part front and rear section at 1<sup>st</sup> floor with views at the front towards Exmouth and at the rear over the Ludwell Valley Country Park. Suspended ceiling with recessed Cat II lighting; raised block flooring providing access for power and telephone points; carpeted; separate kitchenette area with stainless steel sink unit and single drainer and a range of kitchen units. A boardroom, IT room and two separate offices have been partitioned within the suite

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

## EXTERNALLY

To the front of the building is part paved and tarmac car parking area with 8 reserved spaces allocated to this suite.

## VAT

All figures quoted are plus VAT

## LEGAL COSTS

Each party is to pay their own legal costs.

## TENURE

The suite is currently let by way of an existing 10 year lease from 22<sup>nd</sup> March 2004 on Full Repairing and insuring lease on terms.

## PROPOSAL

An assignment of the existing lease or a new sub lease on terms to be negotiated is offered.

## RENT

The current rent passing is £28,250 (£12.53 p.s.f.)

## SERVICE CHARGE

An annual service charge, details upon request, will be payable. This includes electricity, 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

A separate rateable assessment has yet to be made

## VIEWING

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

**Aaron Fox**

**Ref: Adam Parsons**

**Mobile 07808 473248**

Email: [adamparsons@aaronfox.co.uk](mailto:adamparsons@aaronfox.co.uk)

**Tel: - 01392 204303 Web: - [www.aaronfox.co.uk](http://www.aaronfox.co.uk)**

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

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