

Aaron Fox

TO LET

FIRST FLOOR OFFICE SUITE WITH 4 CAR PARKING SPACES

88.5 sq.m (953 sq.ft)

**3 PROVIDENCE COURT
PYNES HILL, EXETER
DEVON, EX2 5JL**



An opportunity to lease the first floor of this modern purpose built end of terrace office building with 4 reserved car parking spaces to the front situated on the popular Pynes Hill office campus approximately 1 mile from junction 30 of the M5 motorway, and less than 3 miles from Exeter 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 A38 Devon Expressway and to Cornwall or London via the A30 dual carriageway. Tesco has a major store at Digby about 1 km distant with the Retail Park also offering a mix of national retailers.

Providence Court comprises a terrace of 3 similar 2 story office buildings all with allocated parking and mature landscape areas. The building was constructed in approximately 2000 and was finished to a high specification. The development has ample parking to the front with attractive views over The Ludwell Valley at the rear. Internally there are communal W/C facilities on the ground floor with stairs rising to the 1st Floor. The suite has independent access off of the 1st floor landing with further W/C facilities. The suite has its own kitchen facilities and is ideally suited either as open plan or cellular offices due to windows on 3 elevations.

ACCOMMODATION

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

Approached from a ground floor lobby with stairs up to and

Toilet

WC suite with wash hand basin and disabled facilities.

FIRST FLOOR



Office Suite **11.34m x 8.99m (37'2" x 29'6") max**

An "L" shaped room arranged as an open plan office with excellent natural light from windows to 3 elevations. Useful Kitchenette area with stainless steel sink and cupboards under with space for a refrigerator. Suspended ceiling with integrated Cat II lighting. Raised floor with inset power and data points. Radiators from the independent gas fired central heating system with wall mounted boiler in the first floor cloakroom.

Toilet

WC suite with wash hand basin and disabled facilities.

EXTERNALLY

The office building has 4 reserved car parking spaces.

LEASE AND RENT

A new 6 year FRI lease is available, contracted outside of the landlord and tenant act, with a rent review at the end of the third year. The rent is £11,900 pax (£12.44 per sq.ft) plus VAT.

SERVICE CHARGE

An annual service charge is payable, details upon request. This includes an apportionment for the gas, water and electricity supplies for the suites plus the cleaning, lighting and heating of the communal areas plus buildings insurance.

SERVICES

Mains water, drainage, gas and electricity are available.

RATES

Rateable Value: - £13,500

Please contact Exeter City Council for an indication of the likely rates payable. (01392 277888)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property. Details on request.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the landlord's legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0532)

Aaron Fox

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