

Aaron Fox

TO LET

1st FLOOR OFFICE SUITE 4 WITH 2 CAR PARKING SPACES

Approximately 49.39 sq.m. (531 sq.ft.)
Plus Storage Room

**MINERVA 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. This office benefits from stunning views of the Haldon Hills

Reference 0534

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 with open views of the Haldon Hills and Ludwell Valley. 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's, PC World and other superstores are within walking distance.

Minerva House was constructed in approximately 2002 and was built to a high specification. 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 is further W/C facilities; the suite also has its own kitchen facilities.

ACCOMMODATION

Brief details of the accommodation with approximate maximum 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	10.72m	35'2"
Unit Width Max	5.14m	16'10"
Internal Store	5.71sq.m.	61 sq.ft.
NET TOTAL	49.39sq.m.	531 sq.ft.

The suite comprises the side section at 1st floor with views towards the Haldon Hills. 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 and a range of kitchen units. Internally the owners have constructed a store room into which the wall mounted boiler is housed.

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

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

VAT

All figures quoted are plus VAT

TENURE

The suite is available by way of a new Full Repairing and insuring lease on terms to be agreed.

RENT

An ingoing rental of £7,400 per annum is sought for a new lease.

SERVICE CHARGE

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

LEGAL COSTS

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

VIEWING

Strictly by prior appointment agents as follows: -



Aaron Fox

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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.