

7 Woodwater Park

Pynes Hill, Exeter, Devon , EX2 5WS



DETACHED, SELF CONTAINED OFFICE BUILDING WITH GENEROUS PARKING

Located in the established Pynes Hill Business Park

Flexible options available

- 6,074 sq ft (564.29 sq m)
- 32 carspaces
- Landscaped area to the rear
- Two story with comfort cooling

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LOCATION

7 Woodwater Park is located on Pynes Hill, one of Exeter's premier out of town office parks.

The park occupies a prominent position just off the A379, less than 1 mile from Junction 30 of the M5 motorway and less than 3 miles from Exeter City Centre with regular bus links. Pynes Hill benefits from having a new Costa Coffee at its entrance and being in close proximity to Rydon Lane Retail Park and Ludwell Valley Park, one of six Valley Parks managed by the Devon Wildlife Trust.

The property is situated on the southern boundary of the park close to Michelmores, Brewin Dolphin, Quilter, St James Place and SWASN.

DESCRIPTION

The detached, self-contained building provides accommodation over ground and first floors. We understand that in total the property comprises 6,074 sq ft (VOA).

The site extends to 0.58 acres, providing landscaped areas and 32 car parking spaces.

ACCOMMODATION

The offices comprise the following accommodation:

Floor	Sq Ft
Ground Floor Reception	131
Ground Floor Office	2,707
First Floor Meeting	185
First Floor Office	3,052
Total	6,075 sq ft

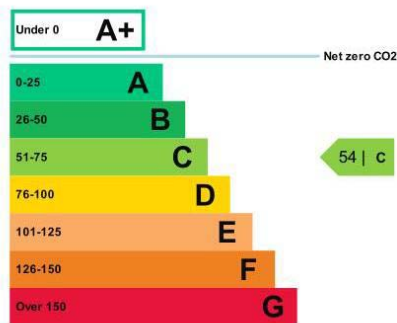
SPECIFICATION

The offices feature:

- Two self – contained floors
- Lift
- Two open plan floors with cellular offices
- VRV comfort cooling
- Raised fully accessible floors
- Suspended ceilings with recessed lighting
- Board Room and meeting rooms
- External landscaped area

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ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of C.

SERVICE CHARGE

There is no service charge as the building will be let as a whole. For further information contact the agents.

BUSINESS RATES

We are informed by the Valuation Office Agency that the premises has a rateable value of £75,000 as at 1 April 2017.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

TERMS

The building is available to let on a full repairing and insuring lease. For details of quoting rent contact the agents.

CONTACT

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