

TO LET



7 | Woodwater Park

PYNES HILL, EXETER, EX2 5WS

Detached, self-contained office building with generous parking accommodation

Located in the established Pynes Hill Business Park

Flexible options available

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Summary

Available Size 6,074 sq ft / 564.29 sq m

Rates Payable £6.32 per sq ft

Service Charge N/A

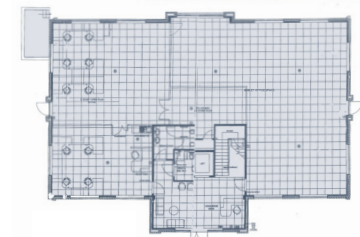
Description

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).

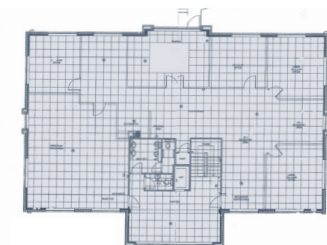
The site extends to 0.58 acres, providing landscaped areas and 32 car parking spaces.



Floor Plans



GROUND FLOOR



FIRST FLOOR

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EPC

There are two EPC ratings for the ground and first floors. Both floors have a C rating.

Energy performance certificate (EPC)		
Ground Floor Michael House Pynes Hill EX2 5WS	Energy rating C	Valid until: 15 March 2032 Certificate number: 3709-4842-0853-8827-1939
Property type:	B1 Offices and Workshop businesses	
Total floor area:	284 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property		
This property's current energy rating is C.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built: 30 B		
If typical of the existing stock: 87 D		



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, Quilter, St James Place and Brewin Dolphin.

Further Information

For further details on user provisions, terms and availability contact the agents.



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