

TO LET

ADA HOUSE

Lower Ground Floor, Pynes Hill, Exeter EX2 5AZ



ADA HOUSE



AVAILABLE
NOW



PROMINENT
LOCATION



PREMIER
OFFICE PARK



EXCELLENT
ACCESS TO M5



LOWER GROUND
SUITE



PEARCE
PROPERTY CONSULTANTS

LOCATION

Exeter has a thriving business community and functions as the principal administrative centre of Devon and the South West.

The city is home to a number of major UK and international organizations including the Met Office, EDF Energy, Devon & Cornwall Constabulary and South West Water.

The city's resident population is around 120,000 and it has a retail catchment population of around 480,000, with a thriving retail centre following a massive recent investment.

Pynes Hill is Exeter's premier office park, situated towards the city's eastern edge. Located on the edge of an attractive Valley Park, it has excellent access to the M5 motorway at junctions 29 and 30 as well as good links to main line railway stations and the highly successful Exeter Airport. Exeter also prides itself on being one of the country's best bike friendly cities with an ever expanding cycle network. Pynes Hill occupiers include Michelmores Solicitors, PKF Francis Clark, the NHS, Jacobs, Jurassic Fibre and many others. AWP and WWA are tenants of the first and ground floors respectively.

LEASE TERMS

Offered by way of a new full repairing and insuring lease on terms to be agreed. For details of rent and other costs contact the agents.

ESTATE CHARGE

There is an Estate Charge for the building which is shared proportionately between the tenants.

BUSINESS RATES

Assessed as Offices and Premises with a rateable value of £17,750.

DESCRIPTION

Ada House is a freestanding modern HQ office building arranged over lower ground, ground and first floors and offers high-quality accommodation.

The fit-out is to a high standard and includes:

- Lift serving all floors
- Impressive high ceiling entrance / visitor reception area
- Dedicated entrance at lower ground floor
- Air conditioning to part
- Flexible open-plan floor plate
- Demountable partitioning with high degree of glazing forming private offices / meeting rooms
- High-capacity purpose-built, air conditioned server / data room with fibre optic connection and full fire suppression
- Kitchenette and WC facilities on ground and first floors, plus shower facilities
- There are 8 car spaces with dedicated EV charging points and a secure bike store
- There is a fibre optic broadband connection to the building

ACCOMMODATION	SQ FT	SQ M	AVAILABILITY
LOWER GROUND	1,954	182	VACANT
GROUND FLOOR	LET TO WWA		
FIRST FLOOR	LET TO AWP		

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ADA HOUSE

ENERGY PERFORMANCE CERTIFICATE

Assessed in band B.

LEGAL COSTS

Both parties to bear their own legal costs in the transaction.

ANTI-MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy Anti Money Laundering requirements when Heads of Terms are agreed.

FURTHER INFORMATION

For further information or to arrange a viewing contact the agents.



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