



# ADA HOUSE

## PYNES HILL EX2 5AZ

REFURBISHED OFFICE SUITES TO LET  
1,871-5,824 sq ft  
with private car parking spaces



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ADA HOUSE PROVIDES HIGH-QUALITY  
OFFICE ACCOMMODATION OVER LOWER GROUND,  
GROUND AND FIRST FLOORS.



### Building/Specification

Impressive double height entrance/reception

Lift serving all floors

Excellent onsite car parking ratio (approx. 1 space per 234 sq ft)

Shower facilities

Flexible open plan floorplates

Air conditioning / comfort cooling to part

Suspended ceilings with LED lighting

### LOCATION

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

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

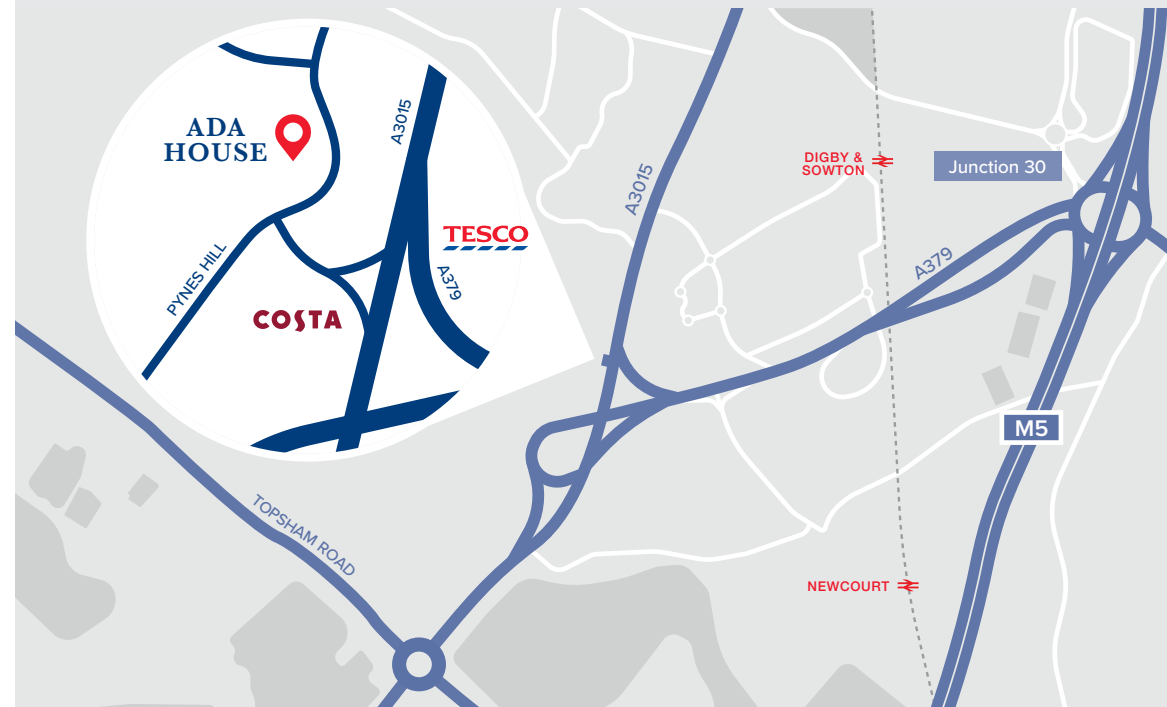
Pynes Hill is Exeter's premier office park. Located on the edge of an attractive Valley Park, it has excellent access to the M5 motorway at junction 30 (1 mile) as well as good links to main line railway stations and the highly successful Exeter Airport.

Exeter city centre is 3 miles from Pynes Hill with regular bus links.

Exeter St Davids provides a direct rail service to London Paddington (from c.2 hours) and Exeter airport serves a wide range of domestic and international destinations. Exeter also prides itself on being one of the country's most bike friendly cities.

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.

Nearby occupiers include Michelmores Solicitors, AXA, NHS, Gallaghers, Brewin Dolphon, St James Place and many others.



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### LEASE TERMS

The offices are available to let on a floor by floor basis.  
For details of quoting rent and other terms contact the sole agents.

### ESTATE CHARGE / SERVICE CHARGE

Further details available on request.

### BUSINESS RATES

Further details available on request.

### BROADBAND & CONNECTIVITY

Fibre connections are run to the comms room on the lower ground floor.

### ENERGY PERFORMANCE CERTIFICATE

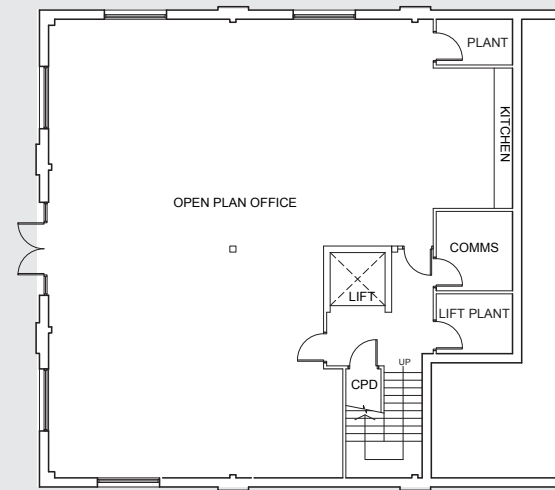
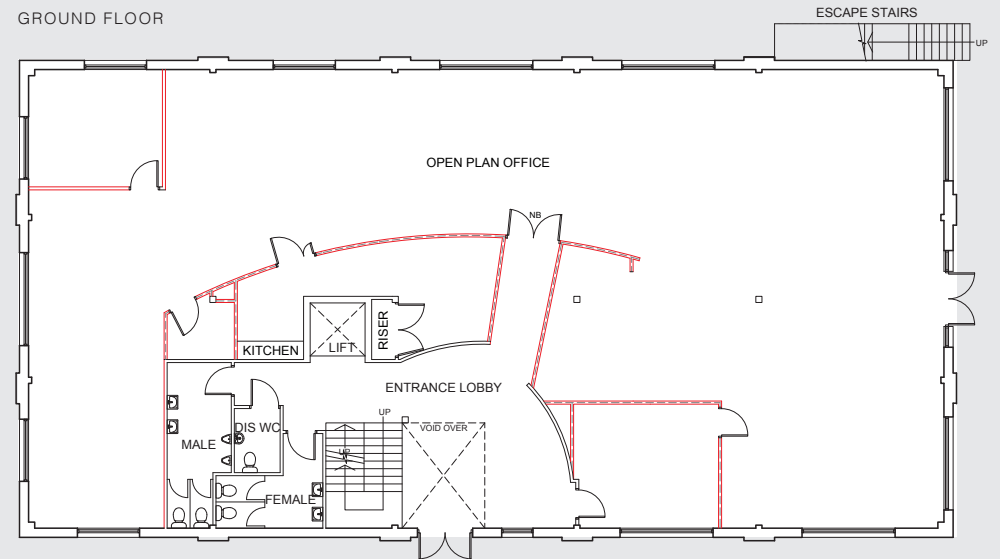
Assessed in band B (46).

### LEGAL COSTS

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

	SQ FT	SQ M
Lower ground floor	1,871	173.8
Ground floor	3,953	367.2
First floor	LET TO AWP	
<b>TOTAL</b>	<b>5,824</b>	<b>541.1</b>

GROUND FLOOR



LOWER GROUND FLOOR

**KEY** ——— Potentially demountable wall depending on requirements

Note: This drawing has been produced from record drawings provided by others and should only be used for space planning purposes. Any dimensions taken from this drawing must be checked on site prior to placing orders. CAD plans available upon request.



To arrange a viewing, please contact:

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#### Property Misdescriptions Act 1991

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