



LET TO

BELVEDERE HOUSE

Woodwater Park
Pynes Hill, Exeter

9,310 ft² (865 m²)

- ▶ Open plan office space
- ▶ Raised access floors
- ▶ Suspended ceiling incorporating recessed LED lighting
- ▶ Comfort cooling
- ▶ Male, female and disabled WC and shower facilities
- ▶ 40 allocated car parking spaces

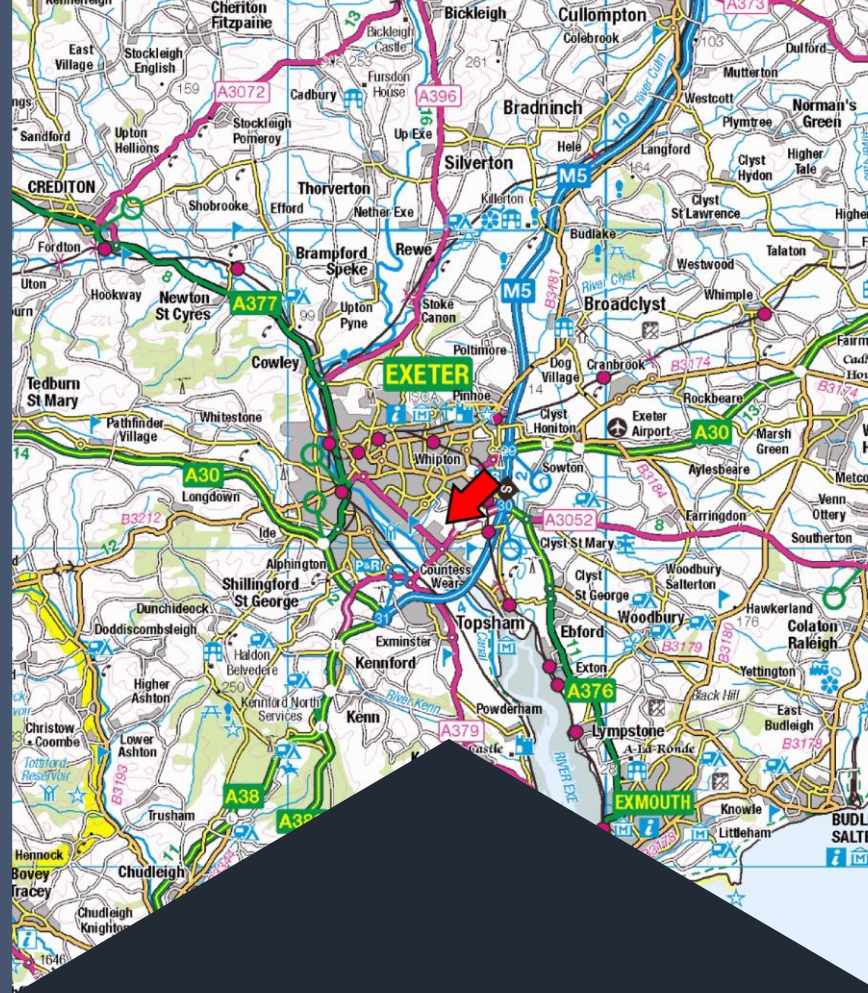


DESCRIPTION

Belvedere House is a detached two storey office block built in 2002. The accommodation, which has recently been refurbished provides the following specification:

- ▶ Open plan office space
- ▶ Raised access floors
- ▶ Suspended ceiling incorporating recessed LED lighting
- ▶ VRV comfort cooling
- ▶ Male, female and disabled WC and shower facilities
- ▶ 40 allocated car parking spaces

There is a common ground floor entrance hall which has also recently been refurbished



LOCATION

Woodwater Park is the final extension of development land at Pynes Hill Office Campus and is conveniently situated for Junction 29 and 30 of the M5 motorway and within two miles of Exeter City Centre

RATES

Rateable value (2017) £177,000.

LEGAL COSTS

Each party is to bear their own legal costs

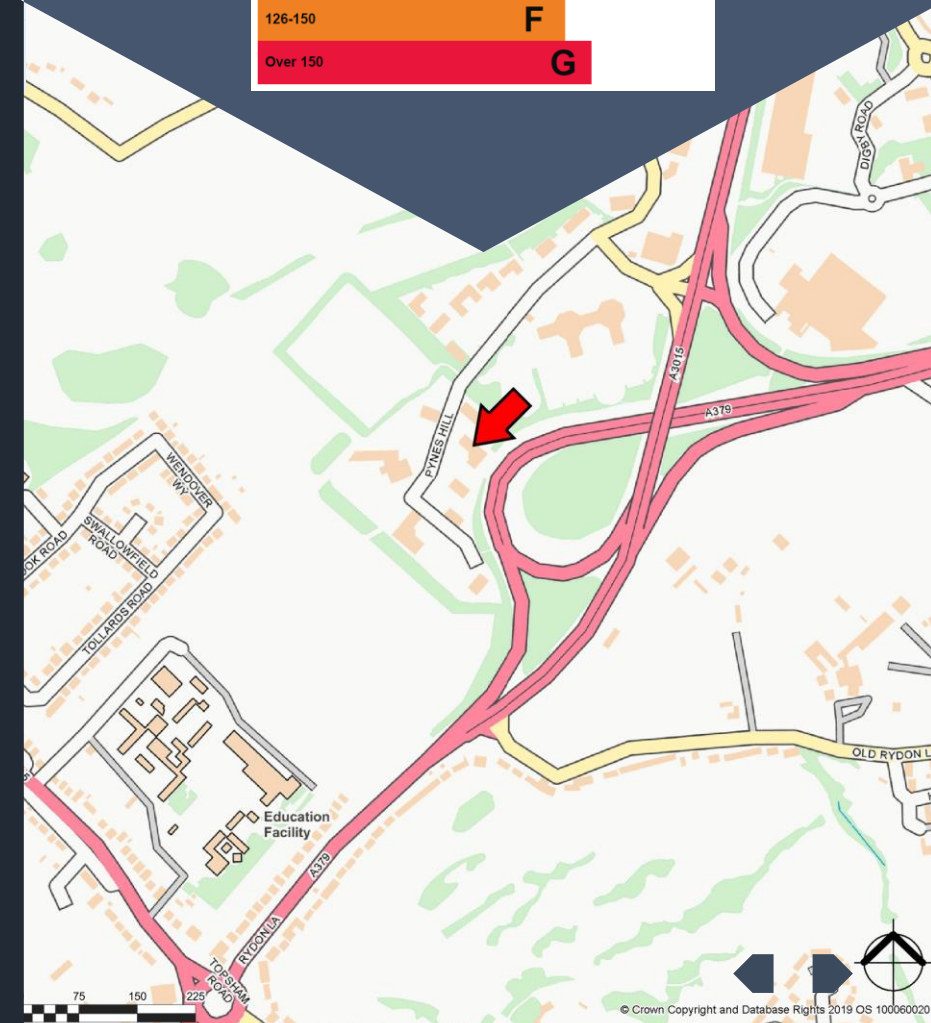
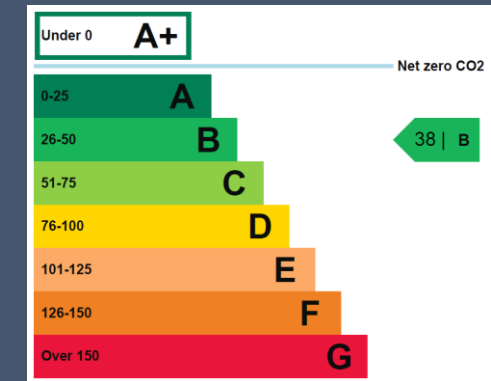
TERMS

The accommodation is available to let as a whole or floor by floor. For information on quoting rent and other outgoings contact the agents.

A service charge will be levied to cover the costs of the heating lighting and maintenance of the common areas.

EPC

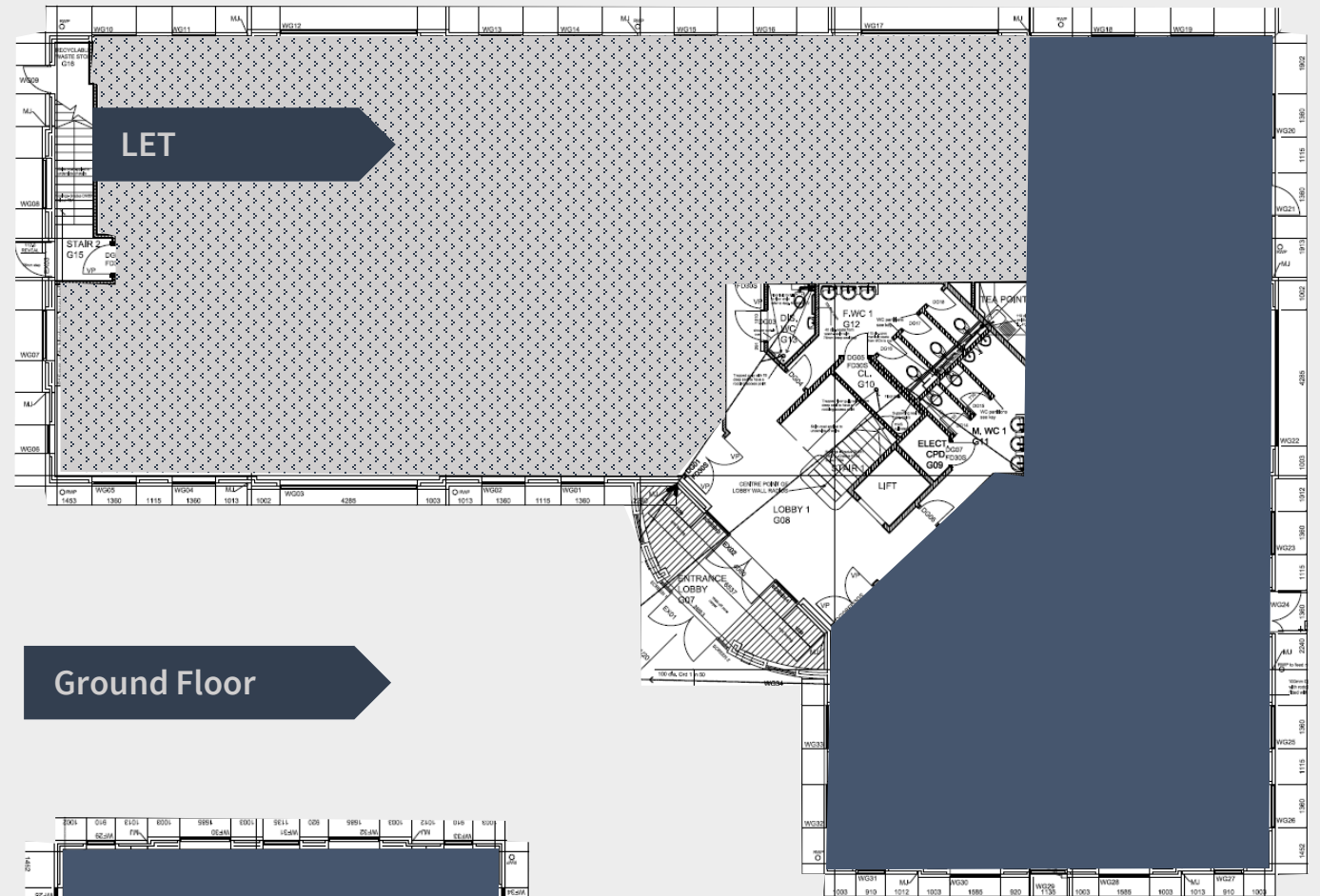
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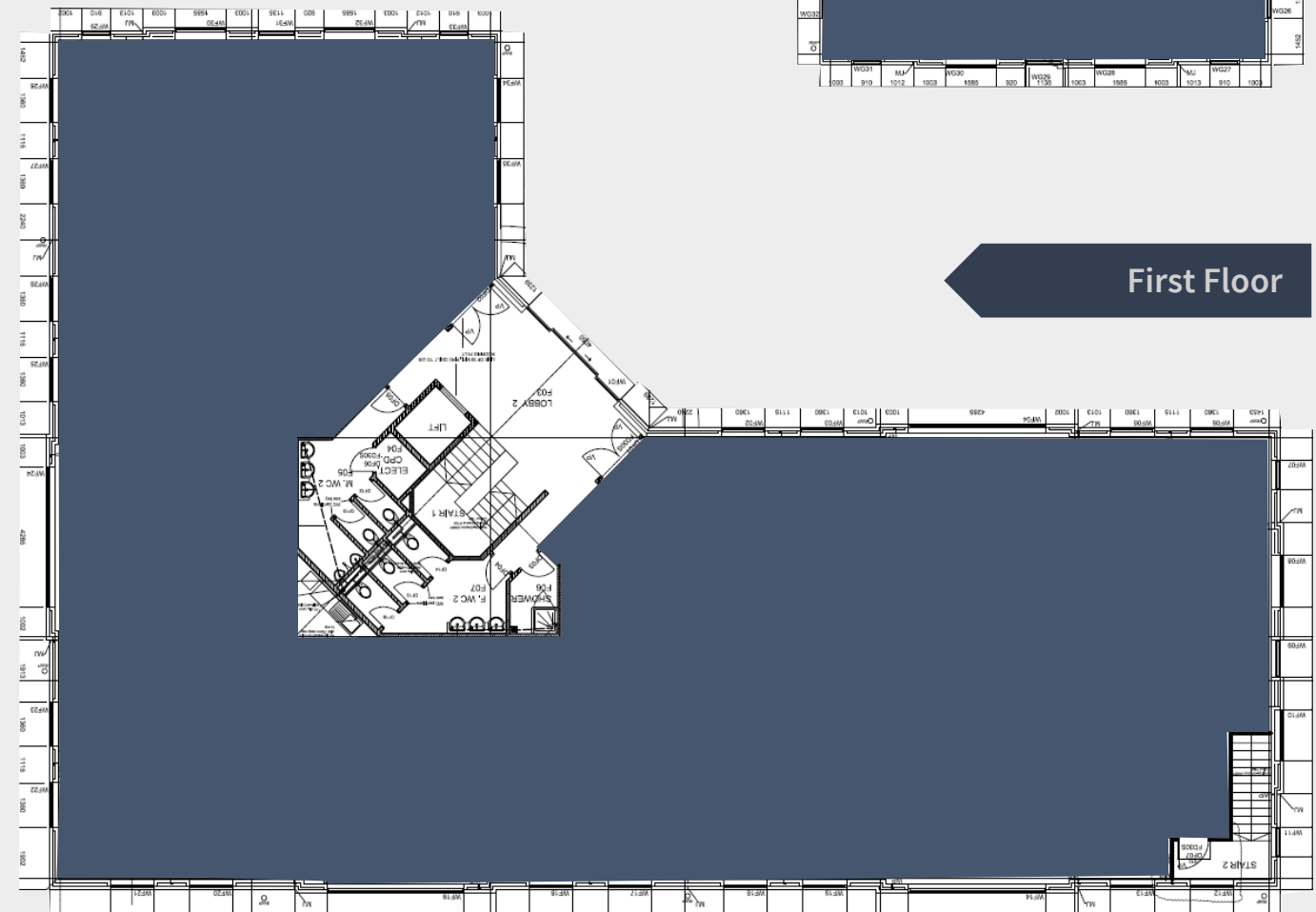
ACCOMMODATION

The accommodation comprises the following areas, measuring in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

Suite	m ²	ft ²	Parking
Part Ground & First Floor	865	9,310	40



Ground Floor



First Floor





VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents:

DISCLAIMER

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