

TO LET



Burrator House

RYDON LANE PENINSULA PARK
EXETER EX2 7NT

SUITE 1 GROUND FLOOR 3,162 SQ FT (293.76 m²) 23 CAR PARKING SPACES

SUITE 2 GROUND FLOOR 1,649 SQ FT (153.20 m²) 11 CAR PARKING SPACES



DESCRIPTION

The specification is as follows:

- Steel framed construction with cavity brick
- Powder coated double glazed windows
- Raised floors
- Fitted carpets
- Gas fired central heating
- Suspended ceilings incorporating recessed lighting
- Male, female and disabled WCs
- 34 allocated parking spaces
- On site Nursery/crèche

LOCATION

Burrator House is situated on the successful Peninsula Park Office Campus in close proximity to Exeter Business Park and Pynes Hill. Other occupiers include Pennon Groups SW Headquarters, Pell Frischmann, PFK - Francis Clark and Happy Days Nursery. Communications are excellent via junction 30 of the M5 motorway, the A38 Devon Expressway and the improved A30. Intercity rail services to many parts of the country are available from Exeter St Davids whilst Exeter Central services the Waterloo line. Exeter International Airport is approximately two miles east of the property and local amenities include the Rydon Lane Retail Park and Tesco Supermarket.

AVAILABILITY

The accommodation is located on the ground floor and comprise two suites as follows:

G/f Suite 1	3,162 sq ft	293.76 m²	23 cps
G/f Suite 2	1,649 sq ft	153.20 m²	11 cps
	4,811 sq ft	446.96 m²	34 cps

Measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area basis.

RATES

G/f Suite 1 £37,250 RV G/f Suite 2 £16,750 RV

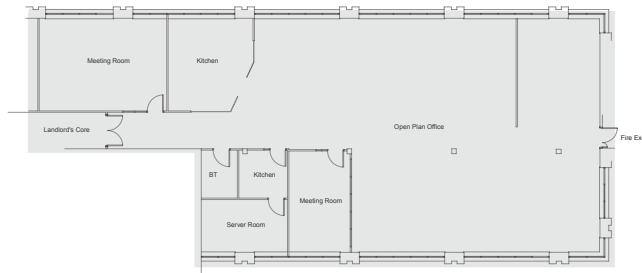
LEGAL COSTS

Each party to bear their own legal costs incurred.

TERMS

The accommodation is available to let as a whole or individual suites.

GROUND FLOOR SUITE 1



ENERGY PERFORMANCE CERTIFICATE

Burrator House has an EPC rating of D88. Further details are available on request.

VIEWING

By prior arrangement with the sole letting agents Pearce Property Consultants

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Property Misdescriptions Act 1991:

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