

TO LET



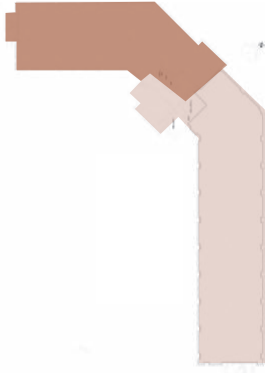
Estuary
House

EXETER EX2 7XE

FLEXIBLE OPEN PLAN ACCOMMODATION

FIRST FLOOR SUITE 5,036 ft² (467.86 m²) 21 CAR SPACES

FIRST FLOOR (OPEN PLAN FORMAT)



DESCRIPTION

The property offers flexible open plan accommodation on the first floor.
The specification is as follows:

- Steel framed construction with cavity brick elevations under a slate roof
- Powder coated double glazed windows
- Raised floors inc trunking
- Fitted carpets
- Gas fired central heating
- Suspended ceilings incorporating Category 2 lighting
- Passenger Lift
- Male, female and disabled WCs
- 21 allocated parking spaces
- On site Nursery/crèche

LOCATION

Estuary 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, 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 the Rydon Lane Retail Park and Tesco Supermarket.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C (68). Further details are available on request.

AVAILABILITY

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

First Floor Suite: 5,036 ft² 468 m²

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Quoting terms available upon application.

RATES

Rateable Value (2017) – £53,500

LEGAL COSTS

Each party to bear their own legal costs incurred.

VIEWING

By prior arrangement with the sole marketing agents Pearce Property Consultants

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Property Misdescriptions Act 1991:

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