

TO LET



Part Ground Floor Suite Hembury House

Pynes Hill
Exeter
EX2 5AZ



**Ground Floor Offices in Headquarters Building
on popular Pynes Hill Office Park**

3,335 sq ft (309 sq m)

13 car parking spaces

To be refurbished to include:

New recessed LED lighting

New suspended ceilings

New carpeting / full re-decoration

New perimeter dado trunking for services distribution

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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 several major UK and international organizations including the Met Office, EDF Energy, Devon & Cornwall Constabulary and South West Water.

Pynes Hill is Exeter's premier office park, situated towards the city's eastern edge. Located on the edge of an attractive Valley Park,

There is 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 also benefits from having a Costa Coffee at its entrance and being near to Rydon Lane Retail Park and Ludwell Valley Park, one of six Valley parks managed by the Devon Wildlife Trust.

Pynes Hill occupiers include Michelmores Solicitors, PKF Francis Clark, the NHS, Jacobs, Cuckoo Fibre and many others. TOMY and the Royal Devon University Healthcare Trust are tenants of the part ground and first floors respectively.

DESCRIPTION

Hembury House benefits from an impressive spacious entrance / visitor reception area which is due to be refurbished.

There are Communal WC facilities on ground and first floors and shower facilities on the first floor.

The office suite itself provides a flexible open-plan floor plate with good levels of natural light. It is due to be refurbished to include:

- New recessed LED lighting
- New suspended ceilings
- New carpeting / full re-decoration
- New perimeter dado trunking for services distribution

There are 13 car spaces with the suite (1:265 sq ft).

ACCOMMODATION

The accommodation measures the following approximate Net Internal Areas:

Floor	SQ FT	SQ M
Part Ground Floor Suite 1	3,335	309
Part Ground Floor Suite 2	LET to TOMY	
First Floor	Royal Devon University Healthcare Trust	
Total	3,335	309

LEASE TERMS

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

SERVICE CHARGE

There is a service charge to cover the maintenance and upkeep of the common parts which is recharged to the tenants on a proportionate basis.

ESTATE CHARGE

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

BUSINESS RATES

Assessed as Offices and Premises. For confirmation of the business rates, you should contact Exeter City Council on 01392 265 559.

ENERGY PERFORMANCE CERTIFICATE

The suite is to be re-assessed on completion of the refurbishment works.

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LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT if applicable.

ANTI MONEY LAUNDERING

A successful purchaser 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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