



# MILFORD HOUSE, PYNES HILL, EXETER EX2 5TH

A LANDMARK BUILDING IN EXETER'S POLE POSITION

**HIGH QUALITY OFFICE SUITE TO LET**

8,497 sq ft

- Gateway to Pynes Hill
- High Quality Accommodation
- Open Plan Flexible Floor Plates
- Occupiers incl. BPA, AJ Gallagher & Jurassic Fibre
- 36 Car Parking Spaces (incl. 2 EV Chargers)

# MILFORD HOUSE, PYNES HILL, EXETER EX2 5TH



Milford House is a prominent office building fronting Rydon Lane at the gateway to Pynes Hill Office Park close to Junction 30 of the M5 motorway.

## LOCATION

Exeter is the regional and administrative centre for Devon and is one of the fastest growing cities in the UK. Milford House is situated in a prime and prominent position just off the A379 in the established office campus location of Pynes Hill less than 1 mile from Junction 30 of the M5 motorway and less than 3 miles from Exeter City Centre with regular bus links.

Pynes Hill is Exeter's premier office park. It 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.

Other occupiers in the immediate location include Brewin Dolphin, Michelmores Solicitors, AXA and the NHS.

## ACCOMMODATION

High specification, refurbished building provides accommodation of a high quality and impressive design over three floors. The floor plate provides open plan accommodation with two access points from a central core. The specification includes:

- Impressive refurbished double height entrance/reception
- Well configured floor plate (to be refurbished) with excellent natural light
- Terrace with far reaching views
- Suspended ceilings
- Air conditioning
- Anti-glare/LED light fittings
- Full access raised floors

- High specification & refurbished male, female and disabled WCs on each floor
- Shower facilities on each floor and new dedicated ground floor shower room
- Two passenger lifts
- Recently refurbished external seating / break out
- Cycle storage
- Dedicated EV chargers.

The property has been measured on a NIA basis in accordance with the RICS code of measuring practice:

SUITE	SQ FT	SQ M
1st Floor	8,497	789.4

## PARKING

36 on site parking spaces (including 2 dedicated EV chargers) with shared visitor and disabled parking adjacent to the main entrance.

## EPC

An Energy Performance Certificate has been carried out on this property (for the whole building) and the current performance band is showing as B (score of 50).

## SERVICE CHARGE

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

Further details on request.

## BUSINESS RATES

Details of rateable values which apply to the suites are available from the Agents. For confirmation of the rates payable you are advised to contact Exeter City Councils Business Rate department on 01392 265559.

## TERMS

The accommodation is available to let by way of a new effective full repairing and insuring lease.

## VAT

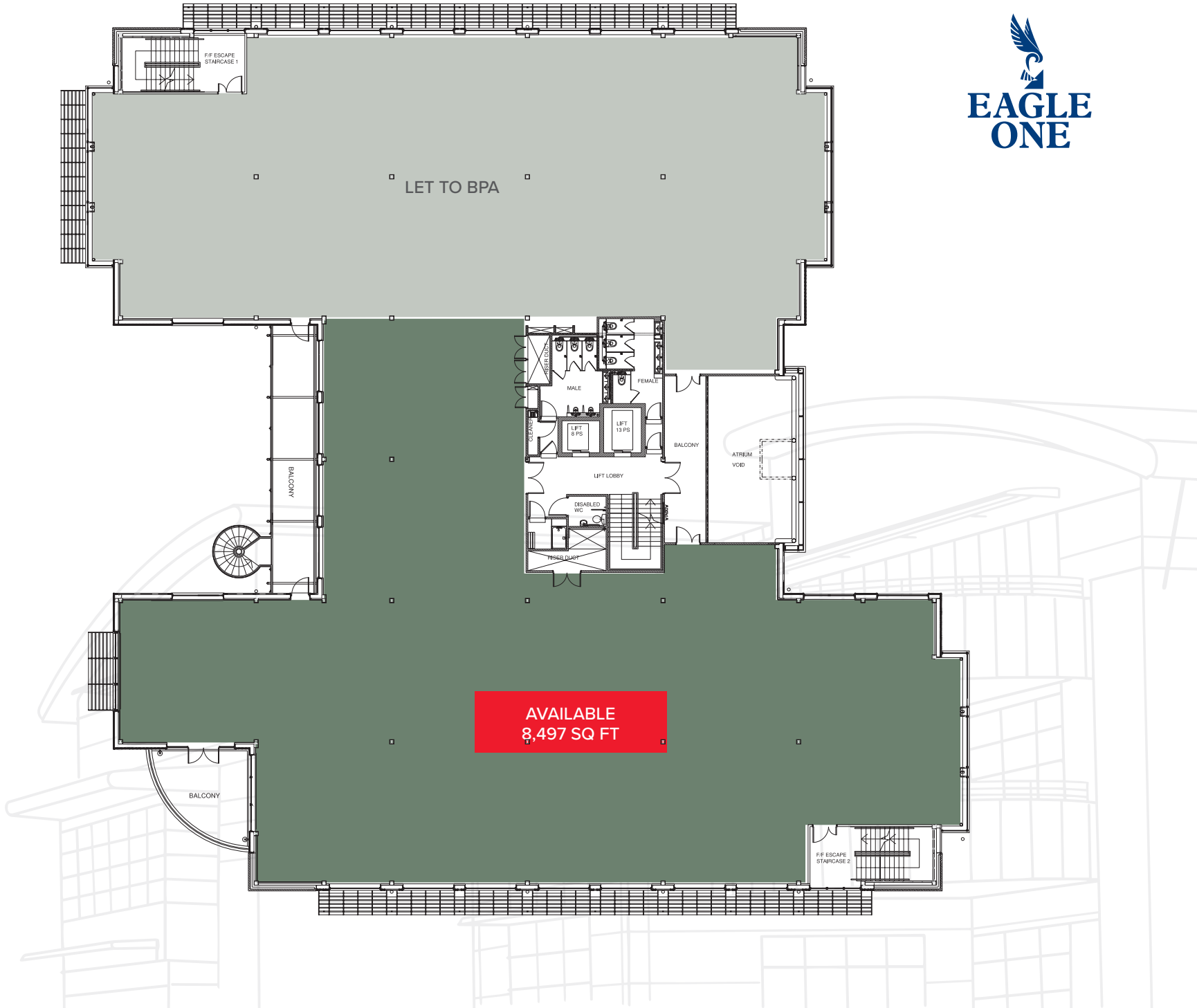
All figures quoted are exclusive of VAT if applicable.

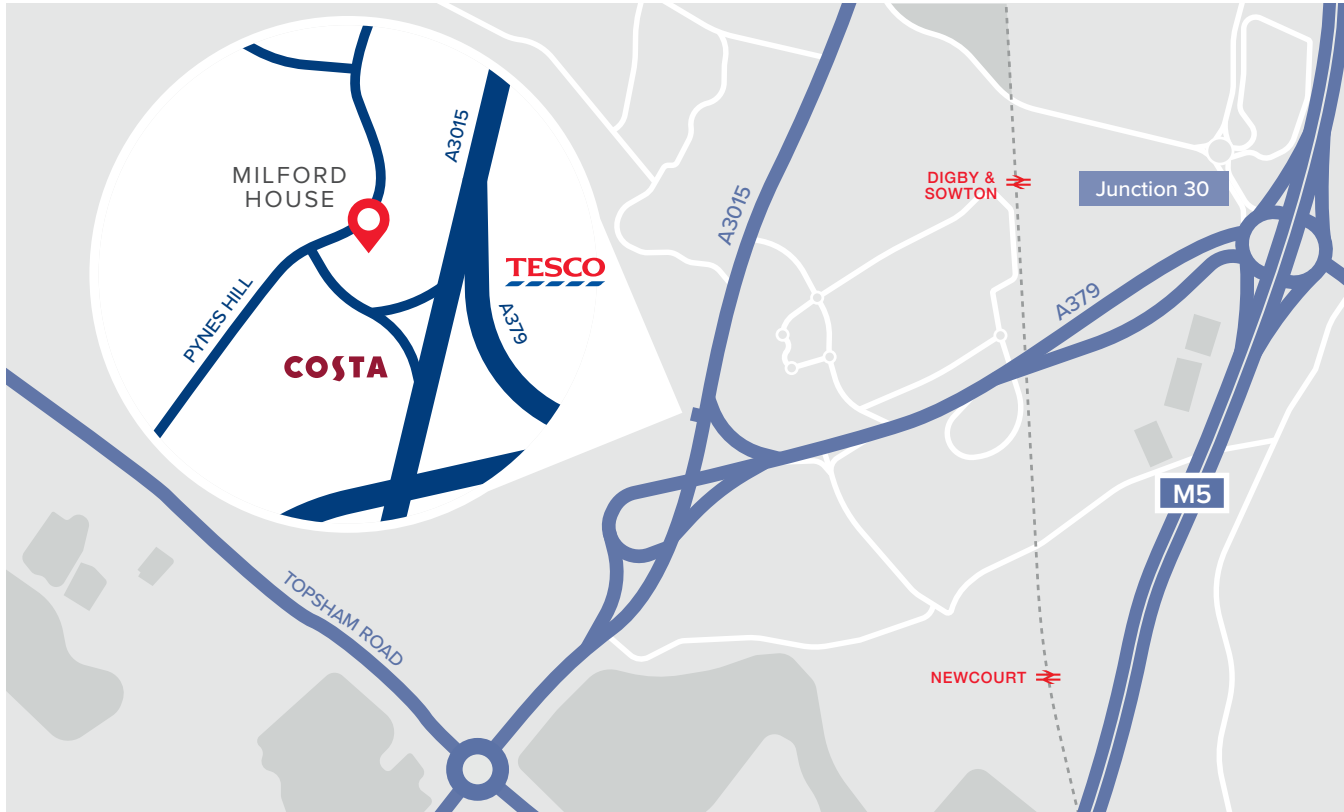


Communal external seating area

AVAILABLE ACCOMMODATION

SUITE	SQ FT	SQ M
1st Floor	8,497	789.4





VIEWING & FURTHER INFORMATION Strictly by appointment with the agent:



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