

ONLY TWO
SUITES LEFT



MILFORD HOUSE, EXETER EX2 5TH

A LANDMARK BUILDING IN EXETER'S POLE POSITION

GROUND FLOOR SUITES TO LET

185.8 sq m (2,000 sq ft) & 251.1 sq m (2,703 sq ft)

- Gateway to Pynes Hill
- High Quality Accommodation
- Open Plan Flexible Floor Plate
- Other Occupiers include Santander & Babcock
- Secure Car Parking

MILFORD HOUSE, 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.

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

ACCOMMODATION

The building provides accommodation of a high quality and impressive design extending to a total net internal area of 45,000 sq ft configured over three floors. The floor plate provide largely open plan accommodation around a central core containing w.c. facilities, lift and stairwell access and the main reception area. The specification includes:

- Impressive foyer with balconies
- Suspended ceilings
- Air conditioning
- Anti-glare light fittings
- Raised floors
- Male & female WCs on each floor
- Shower facilities
- Two passenger lifts
- Open plan flexible floor layouts.

The area is approximate and measured in accordance with RICS Property Measurement (1st Edition).

	SQ FT	SQ M
Suite G1	LET	
Suite G2	2,000	185.8
Suite G3	LET	
Suite G4	2,703	251.1

PARKING

Secure on site parking is provided at approximately 1 space per 245 sq ft together with shared visitor 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 C (score of 75).

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

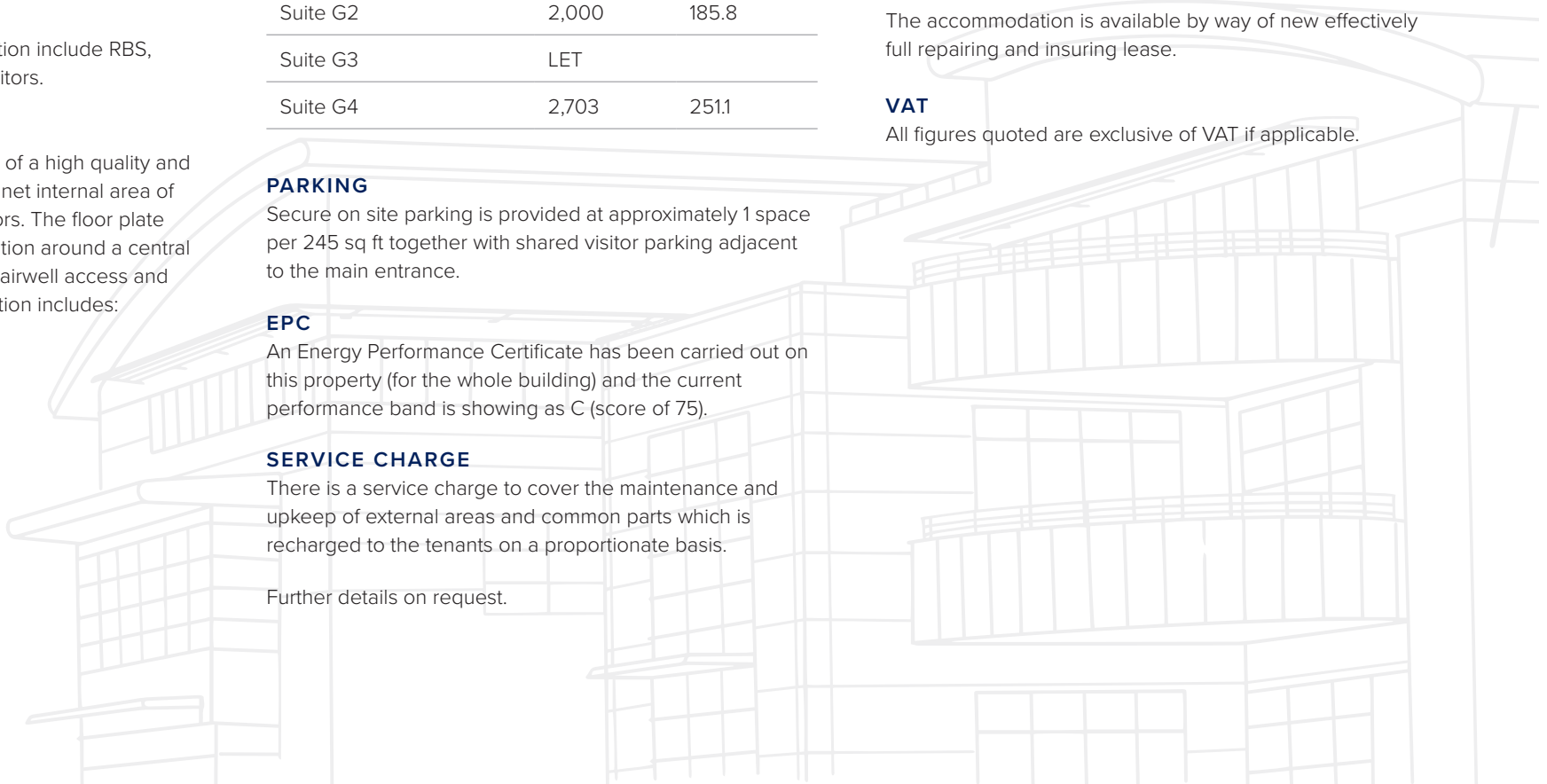
Details of rateable values which apply to the suites are available from the Agents. For confirmation of the rates payable you are advised to contact Exeter City Councils Business Rate department on 01302 277888.

TERMS

The accommodation is available by way of new effectively full repairing and insuring lease.

VAT

All figures quoted are exclusive of VAT if applicable.

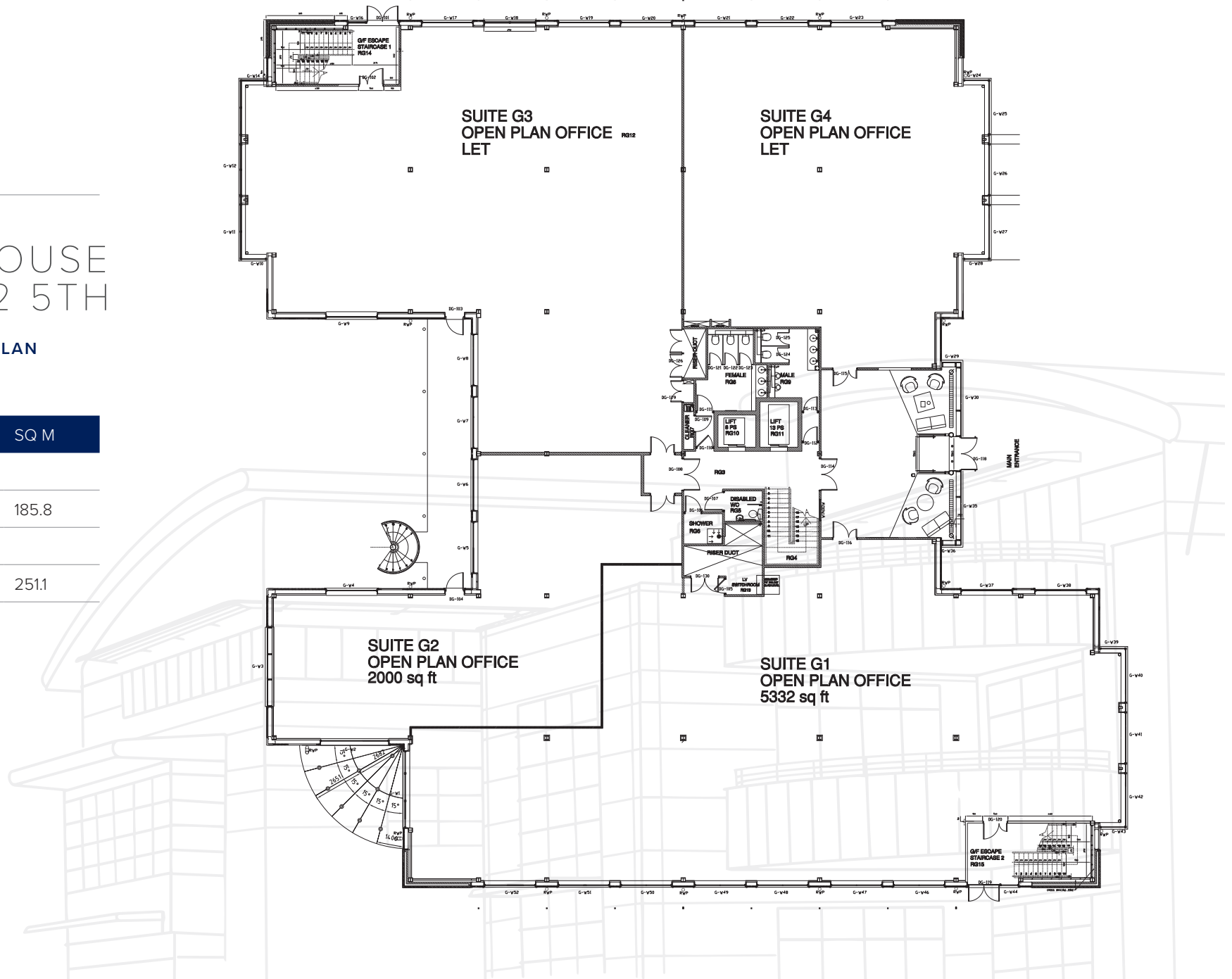


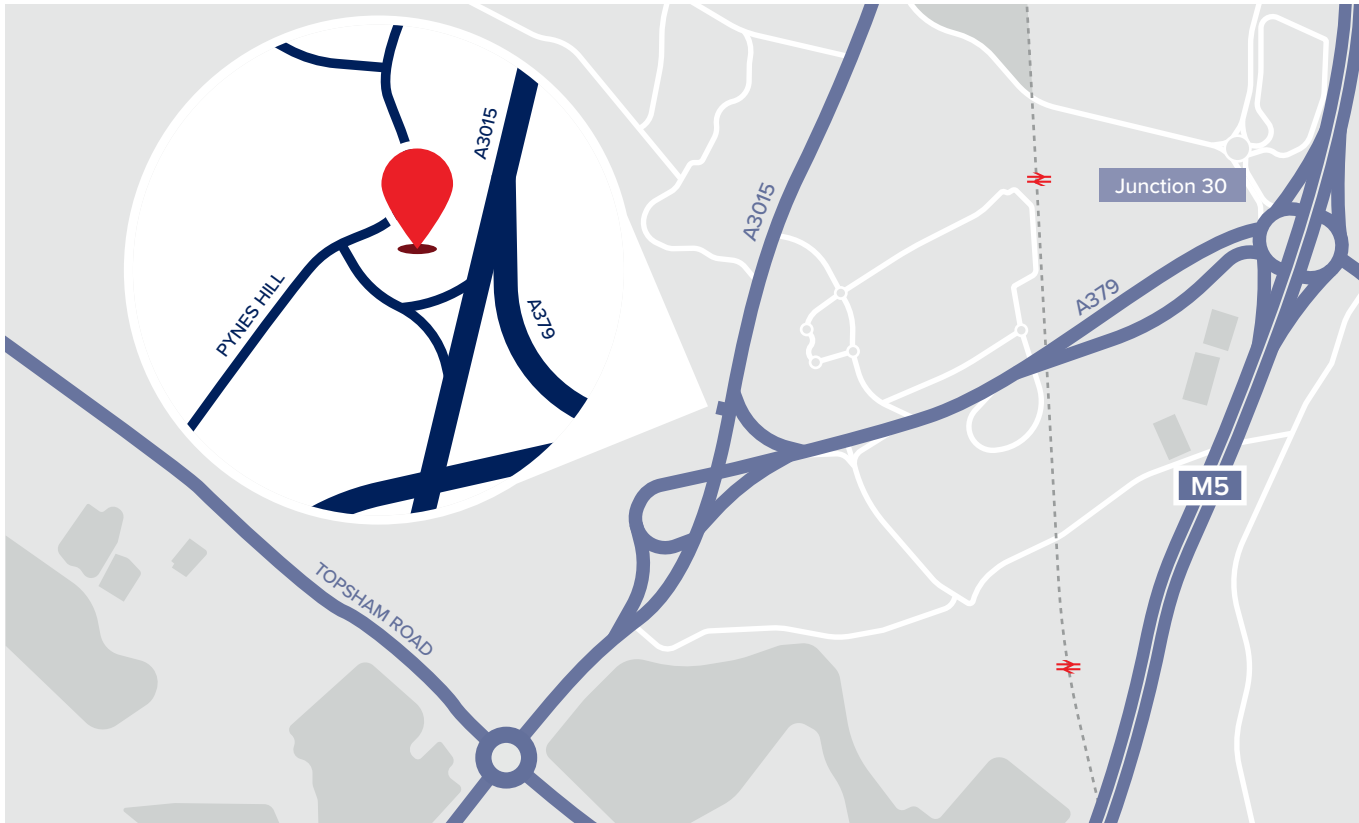


MILFORD HOUSE EXETER EX2 5TH

GROUND FLOOR PLAN

SUITE	SQ FT	SQ M
G1	LET	
G2	2,000	185.8
G3	LET	
G4	2,703	251.1





FURTHER INFORMATION

For further details on user provisions, terms and availability contact the agent.



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