

TO LET

PRIME OUT OF TOWN OFFICES WITH PARKING

Approximately 86.17 sq.m. (927 sq.ft.)

**PART 1ST FLOOR LYNX HOUSE
PYNES HILL
EXETER
EX2 5JL**



ref 00015

01392 874209

Newcourt Barton, Clyst Road, Topsham, Exeter EX3 0DB
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The Property is situated on the Pynes Hill Office Campus on the outskirts of Exeter in an elevated position. The location is a few minutes' drive to junction 30 of the M5 motorway which also gives access to Plymouth via the A38 Devon Expressway. Tesco has a major store at Digby about 1km distant.

Lynx House was constructed in approximately 2002 and was built to a high specification. Internally, there are communal w/c facilities and stairs rising to the 1st floor. The suite has independent access off the 1st floor landing where there are further w/c facilities. The suite also has its own kitchen facilities. Externally, the front of the building is part paved and tarmac car parking area with 4 reserved spaces allocated to this suite.

The suite comprises the front section at 1st floor with views at the front towards Exmouth. Suspended ceiling with recessed Cat II Lighting, raised block flooring providing access for power and telephone points, carpeted, kitchenette area with stainless steel sink unit and single drainer and a range of kitchen units. The suite has an independent gas fired boiler that fires a wet system of wall mounted radiators within the suite with independent controls.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

	Metric Sq.m.	Imperial Sq.ft.
Unit depth Max	8.293 m	27'3"
Unit width max	10.667 m	35'
TOTAL	86.17 sq.m.	927 sq.ft.

TENURE

A new 10 year FRI lease is available with mid-term rent review.

RENT

A commencing rent of £12,500 per annum is sought. (£13.48 p.s.f.)

LEGAL COSTS

Each party are to bear their own legal costs

VAT

All figure quoted are plus VAT at the prevailing rent

RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £13,000

Rates Payable £6,240 p.a. (x47.1p 2014/15)

YOU ARE ADVISED TO CHECK

SERVICE CHARGE

An annual service charge includes electricity, cleaning and lighting of the communal areas for the year ending 28/09/2015. The charge for this suite is £1,817.70 plus buildings insurance.

CAR PARKING

4 allocated bays

ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed with a C rating

NOTE

A director of Pepper Commercial has an interest in this property

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 473248



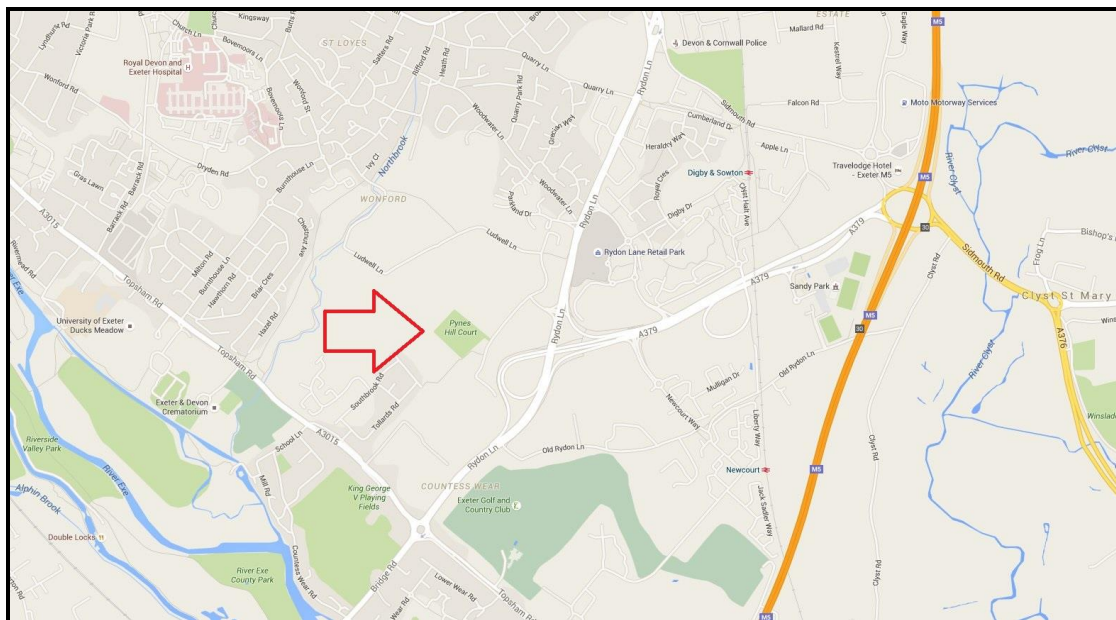
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