



To let

Suite 2, Minerva House, Pynes Hill, Rydon Lane,
Exeter, Devon, EX2 5JL

Office suite in modern building on Exeter's premier office campus

5 allocated car spaces

Approx: 1,221 sq ft / 113.4 sq m

Rent: £16,500 per annum exclusive

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Location

Minerva House is situated on the established Pynes Hill Office Campus, which is accessed off Rydon Lane approximately 1 mile from Junctions 29 and 30 of the M5. The city centre is around 3 miles away and there are regular bus links to the centre and Park & Ride services.

Description & Accommodation

The property was built to a high specification about 15 years ago, and the available suite comprises the front of the 1st floor, from which there are far-reaching views of the Exe Estuary and the Haldon Hills.

Suite 2, to the front of the 1st floor, has a net internal area of 1,221 sq ft (113.4 sq m). The suite is offered either fully open-plan as built, or with the benefit of the current occupier's high-quality fit-out including full-glazed partition walls which form a number of private offices/meeting rooms.

Features include:

- Gas fired central heating.
- Suspended ceilings with category 2 lighting.
- Raised floors allowing for underfloor cabling.
- Perimeter trunking with Cat 5 cabling.
- Shared male and female w/c facilities.

There are 5 parking spaces designated to the suite in the shared car park to the front of the building, as well as limited on-road parking in the vicinity.

Telecoms/ Broadband

A report on the broadband packages available at the property, and the speeds they can offer, is available on request. There is a fibre optic cable to another suite in the same building.

Terms

The suite is offered by way of a new lease on contributory full repairing and insuring terms at an initial annual rent of £16,500 exclusive. Other terms by negotiation.

Service Charge

There is a service charge to include the heating, lighting and cleaning of common parts, structural repairs and maintenance, landscaping and building insurance. The charge in the last three service charge years is understood to have averaged circa £2,860.00.

Rates

The suite is assessed for business rates with a rateable value in the 2017 list of £15,500. The rates payable in the year 2019/20 are understood to be £7,610.50 before any Transitional Arrangements.

Energy Performance Certificate (EPC)

Assessed in band B (47).

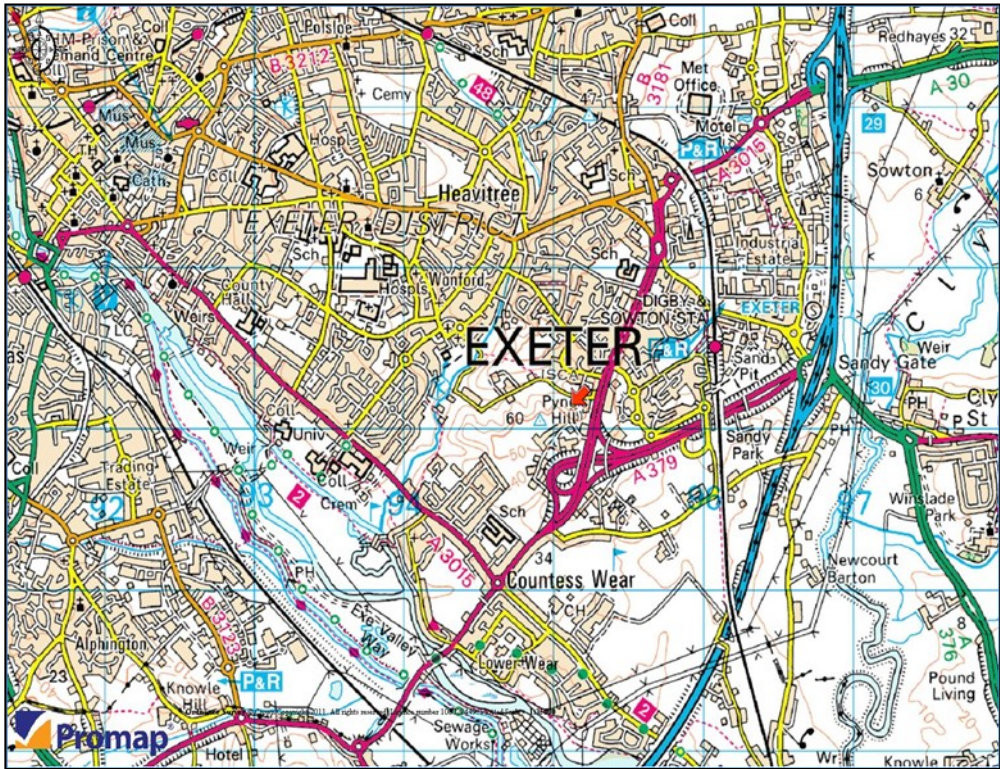
Viewing & Further information

Strictly by appointment through the sole agents:



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