



To let

Rydon House, Pynes Hill, Exeter, EX2 5AZ

Detached statement building on Exeter's prime office campus

Approx: 6,041 sq ft / 561 sq m

Set on a site with mature landscaping and parking for 23+ cars

Rent: £75,000 per annum exclusive

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Location

Rydon House is situated on the Pynes Hill Office campus, which is Exeter's premier office park. It is located on the eastern side of the city, between junctions 29 and 30 of the M5 (around 1.5 miles from Junction 30), just off Rydon Lane, the city's outer ring road. The city centre is around 3 miles away.

Pynes Hill has bus services to the city centre and other city locations, and the Digby & Sowton railway station is less than 1 mile away. Exeter International Airport is 4.5 miles away.

Description

Rydon House is a detached, two-storey office building, constructed by Rockeagle in circa 1989. It sits on its own site which offers mature landscaping and 23 marked parking spaces.

The building is capable of being entirely open-plan but is currently fitted out with quality partition walls to create a number of offices of different sizes; floor plans are available on request. The building is offered either with the benefit of the current fit-out or following its removal, and with the benefit of refurbishment tailored to occupiers' preferences.

The specification includes gas-fired central heating, ceiling-mounted air handling, ample power and data sockets (mainly wall-mounted) and suspended ceilings with recessed category-2 lighting.

There are 23 marked spaces in the private car park to the front and side of the building, and double parking would allow a total of around 28 cars to be parked off-road.

Accommodation

Net internal areas as follows:-

Ground Floor:	3,636 sq ft / 337.8 sq m
First Floor:	2,405 sq ft / 223.4 sq m
Total:	6,041 sq ft / 561.2 sq m

Lease Terms

The premises are offered by way of a new lease. The initial annual rent is **£75,000 exclusive plus VAT**, and all other terms are subject to negotiation. The agents will be pleased to structure a proposal to suit prospective occupiers' requirements.

Rateable Value

Rydon House is assessed with a rateable value of £68,500, and the rates payable in the year 2015/16 are understood to be £33,770.50.

Broadband/connectivity

The previous occupier had a fibre optic connection in the building, which remains in situ for the incoming occupier's use.

A report on the broadband packages available, and the speeds they may offer, is available on request.

Floor plans

Available on request in both PDF and CAD formats.

Energy Performance Certificate (EPC)

Assessed in band E.

VAT

VAT is applicable to the rent at the prevailing rate.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk

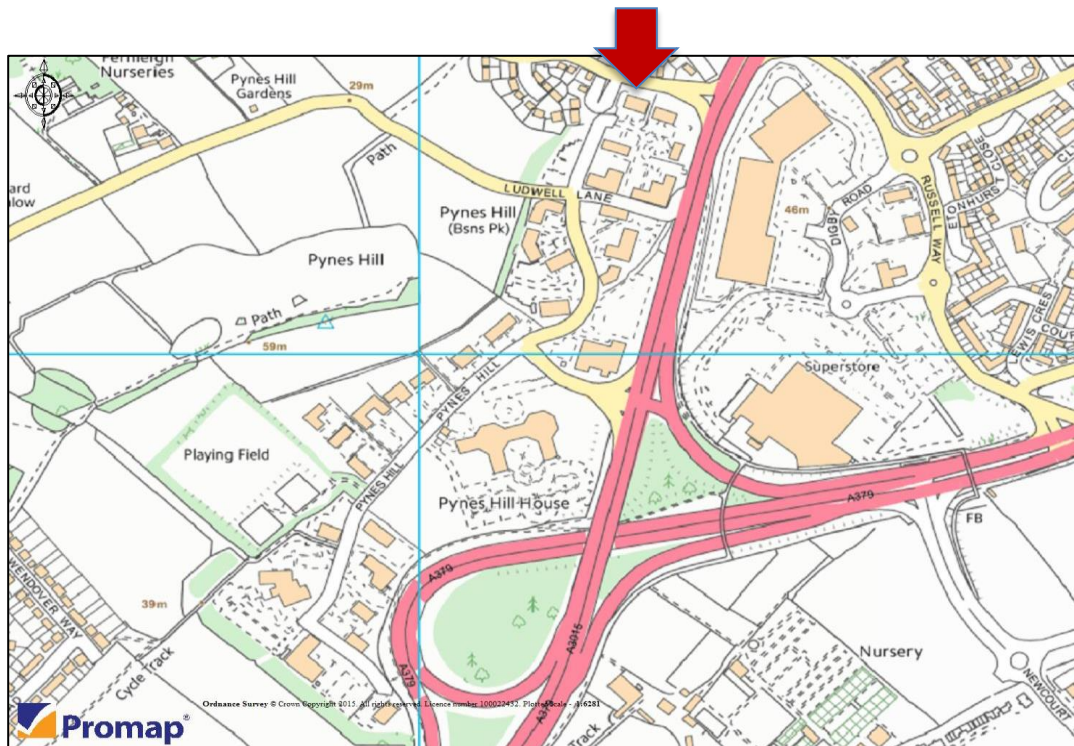
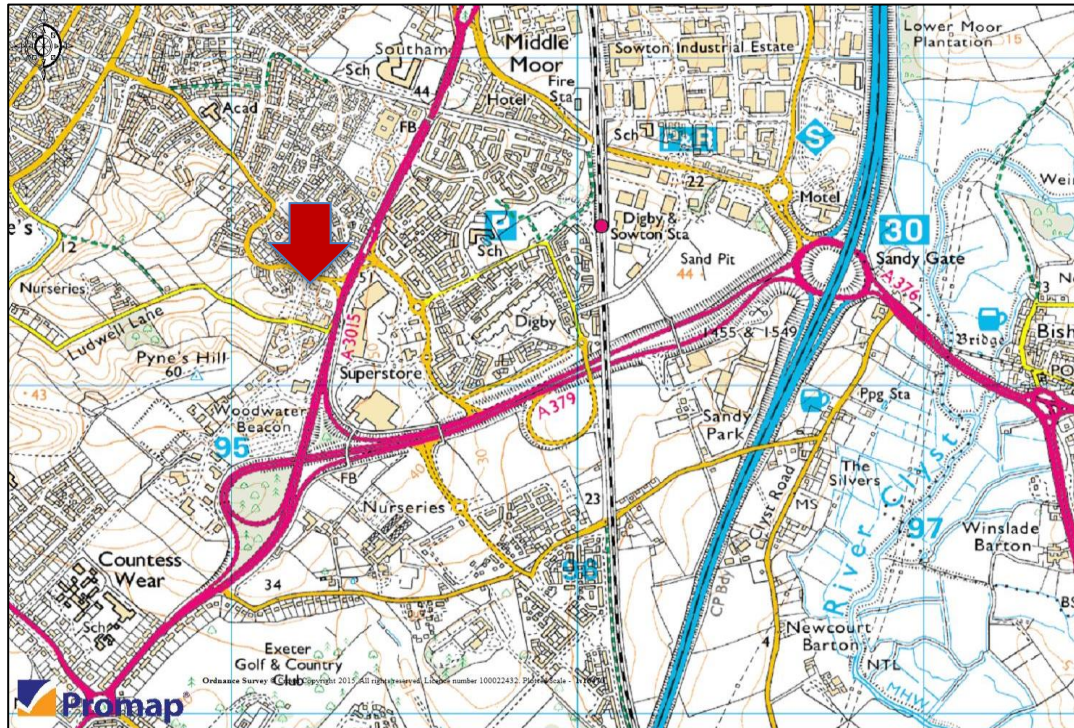


Exeter Office

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- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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