

Suite 3A, Aston Court,

Pynes Hill, Exeter

Devon EX2 5AZ

99.7 sq m (1,073 sq ft)



First Floor Office Suite

- Popular office campus
- Excellent communication links
- 5 allocated car spaces

Location

Pynes Hill Office Campus is accessed off Rydon Lane ring road approximately 1 mile from Junction 30 of the M5 motorway and less than 3 miles from Exeter city centre.

Other occupiers on Pynes Hill include Connaught, Westward Counties, National Farmers Union, Michelmores Solicitors, Midas Group and Norwich Union / Aviva.

Description

Aston Court is a modern detached office building with the accommodation arranged on two floors. The subject premises is a first floor suite situated at the front of the property. The suite benefits from suspended ceilings, double glazed windows, central heating and perimeter trunking. It has kitchen and shared toilet facilities. There are currently three separate offices and a larger open plan area, this space can be demounted to meet the needs of an incoming occupier.

Outside there are 5 car parking spaces.

Accommodation

The first floor offices comprise the following net internal floor areas: 99.7 sq m (1,073 sq ft).

Business Rates

The property is described in the current rating list as "Offices and premises" with a rateable value of £14,750 – April 2017. Rates payable are £7,065.25 per annum.

Tenure & Terms

The property is available by way of a new full repairing and insuring lease at a commencing rent of £15,500 per annum plus VAT.

Service Charge

The lease will be drawn on a full repairing and insuring basis subject to a service charge. The service charge will include the repair and maintenance of the exterior and internal common parts, cleaning of common parts, building insurance and the heating of the demised premises.

Legal Costs

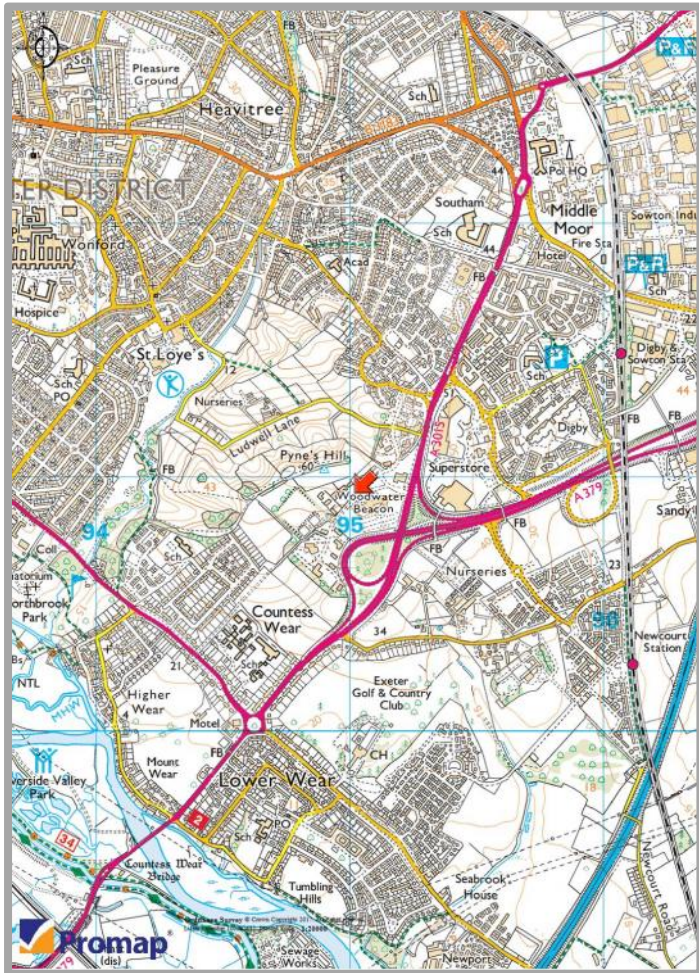
Each party to bear their own legal costs

Energy Performance Certificate

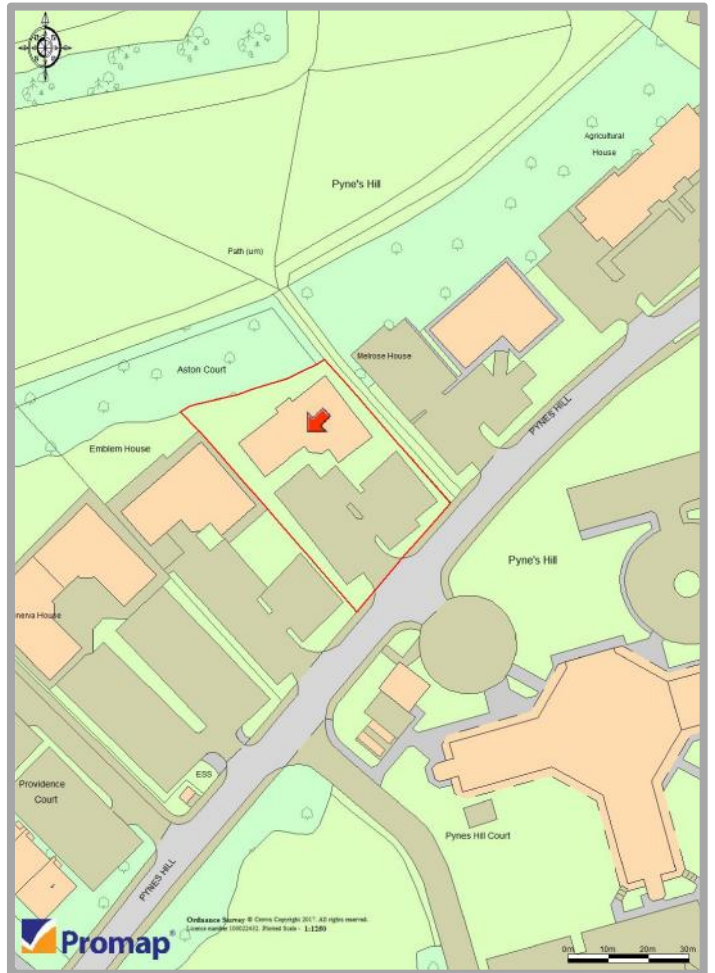
EPC – C 63.



Location Map



Site Map



Viewing & Further Information

Strictly by appointment with the joint agents:

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