

# TO LET

## PRESTIGIOUS FIRST FLOOR OFFICE SUITE ON SOUGHT AFTER OFFICE PARK WITH 12 PARKING SPACES

First Floor Office of 218 sq.m (2,342 sq.ft) with shared Ground Floor Meeting Rooms

### PART FIRST FLOOR, BELVEDERE HOUSE, PYNES HILL, RYDON LANE, EXETER, DEVON, EX2 5WS



An opportunity to take a sub lease of part of the First Floor of this substantial and well-located Office building on the popular Pynes Hill Office Campus on the edge of Exeter City Centre. This well fitted suite is located on the first floor, but has the shared use of 2 ground floor meeting room together with 12 allocated car parking spaces plus the shared use of 2 electric car charging bays.



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### SITUATION AND DESCRIPTION

Belvedere House is located on the popular Pynes Hill Office Park, situated on the edge of Exeter just 1 mile from Junction 29 and junction 30 of the M5 motorway, and close to the junctions of the A30, A38 and A380 making this a very central and convenient location. Exeter City centre with its busy retail area and wide range of amenities are within easy reach, including a mainline railway station (St David's, Exeter - Paddington, London) together with a busy Regional and National airport closeby. Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45-minute catchment area.

This suite is in Belvedere House and offers well-presented Offices on the First Floor being mainly open plan with windows to 3 elevations making the space light and airy. In one corner is a glazed managers office or meeting room. The office is served by stairs or lift with male and female toilets on the first floor landing. On the ground floor are two meeting rooms which the suite will have shared use of via a booking system. To the front is a carparking courtyard with 12 allocated car parking spaces, plus shared use of 2 electric charging bays on a pay as you use basis. The premises are available by way of a new sub lease for 3 years, terms to be agreed.

### ACCOMMODATION

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

#### GROUND FLOOR

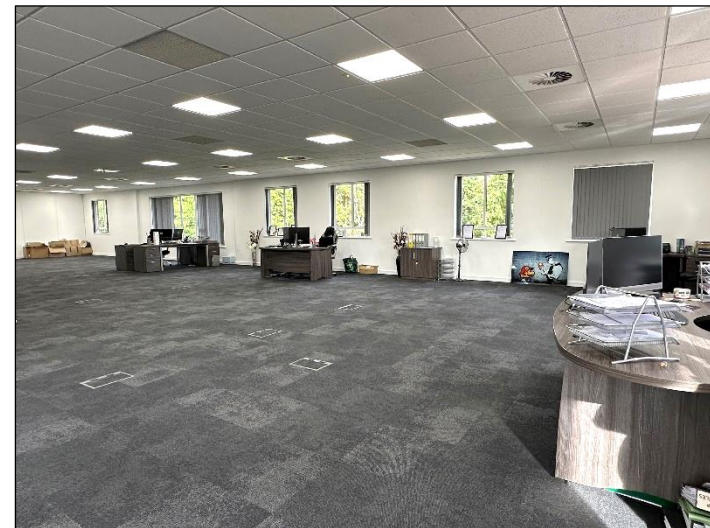
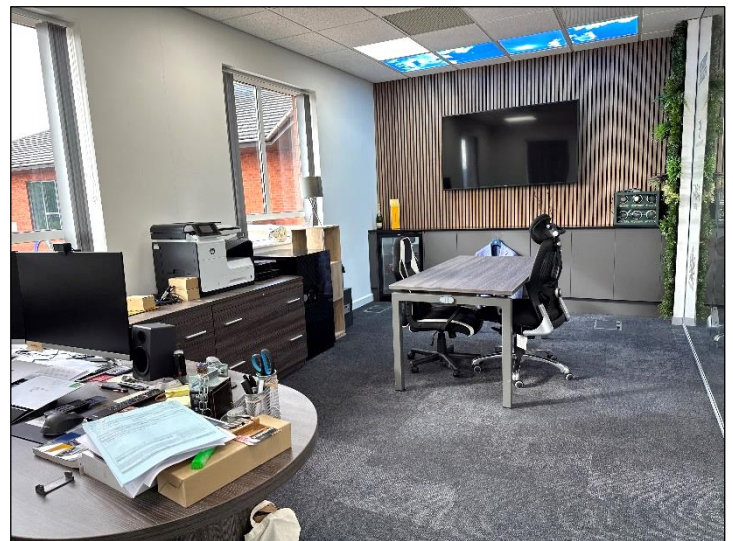
Approached from the front entrance lobby via electric doors into a shared lobby with stairs and lift to

#### First Floor Landing

Spacious landing with access to outside terrace and doors to .....

**Office No** **13.44m x 9.00m plus 13.20m x 7.32m**  
**(44'1" x 29'6" plus 43'3" x 24'0") max**

Spacious L shaped Office with windows to 3 elevations making this very light and airy space. Suspended ceiling with integrated LED lighting. Carpeted. HVAC system. Floor boxes for data and power.



**Print Room** **3.03m x 2.38m (9'11" x 7'10") max**

Power and data as fitted. Suspended ceiling with integrated LED lighting.

**Glazed Office / Meeting Room** **6.28m x 3.34m (10'9" x 10'11") max**

Windows t front. Suspended ceiling with integrated LED lighting. Fitted cupboards to one wall with integrated drinks fridge.

#### Shared Kitchen

Located at the far end of the office in communal lobby and comprising wall and base units to 2 wall with worktop and inset stainless steel sink unit with single drainer. Electric hot water boiler. Fitted fridge and dishwasher. Vinyl floor.



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#### Gents Toilet

2 WC cubicles with 3 wash hand basins and 2 urinals.

#### Ladies Toilet

3 WC Cubicles and 3 wash hand basins.

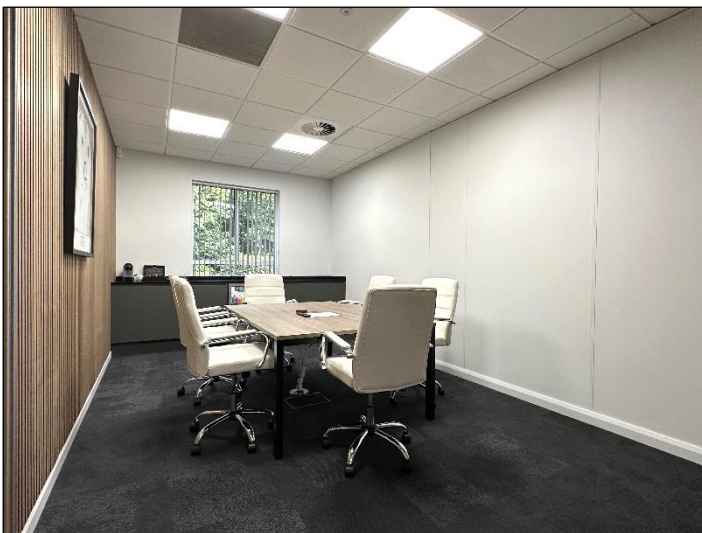
#### Meeting Room No 1

Pleasant room with windows to 2 elevations. Central table with seating for 6 – 8 people. Fitted cupboards to one wall with integrated drinks fridge. Carpeted and window blinds.



#### Meeting Room No 2

Window to rear. Central table and seating for 6 people. Fitted cupboards to one wall with integrated drinks fridge. Carpeted and window blinds.



#### EXTERNALLY

To the front of the building is a landscaped and paved Parking area with parking for 12 vehicles allocated to this suite. In addition there are 2 shared electric car charging bays on a pay as you use basis.

#### RENT

A rent of £38,950 pa plus VAT is sought for this spacious first floor Office suite with a generous car parking allocation.

#### SERVICE CHARGE

The services are not currently separately metered for the suite so a proportional service charge will be payable to cover electricity, heating, lighting, cleaning of common parts, external landscaping, Building Insurance. Full details are available on request.

#### BUSINESS RATES

The suite is not currently separately assessed for Business Rates, so the tenants will be required to pay a proportion of the business rates charged for the whole. The current estimate for the Rates payable is £15,856 per annum.

#### TENURE

A new sub lease is available for a term of just over 3 years to expire on the 14<sup>th</sup> February 2027 on an effective FRI basis by way of service charge. The lease will be contracted outside of the landlord and tenant act. A 3 months rent deposit may be required at commencement of the term, and will be retained for the duration of the lease.

#### LEGAL COSTS

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

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the property, a summary of which is attached below. A full copy is available to download from the web site. The Rating is: B 38.

#### VAT

We understand that VAT is payable on the rent and service charge.

#### SERVICES

Mains water, drainage, electricity and gas are available to the premises. A fibre optic connection is available to the building.

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0758)



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## Energy performance certificate (EPC)

Part Ground and First Floor Robbers House EXETER EX2 8WG	Energy rating <b>B</b>	Valid until: 14 December 2030 Certificate number: 7031-0998-9481-5774-4535
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Property type	B1 Offices and Workshop businesses
Total floor area	847 square metres

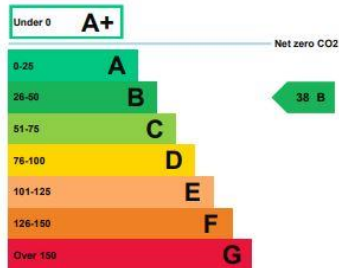
### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](#) from [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/260466/landlord\\_guidance.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/260466/landlord_guidance.pdf)

### Energy rating and score

This property's current energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	86 D

### Breakdown of this property's energy performance

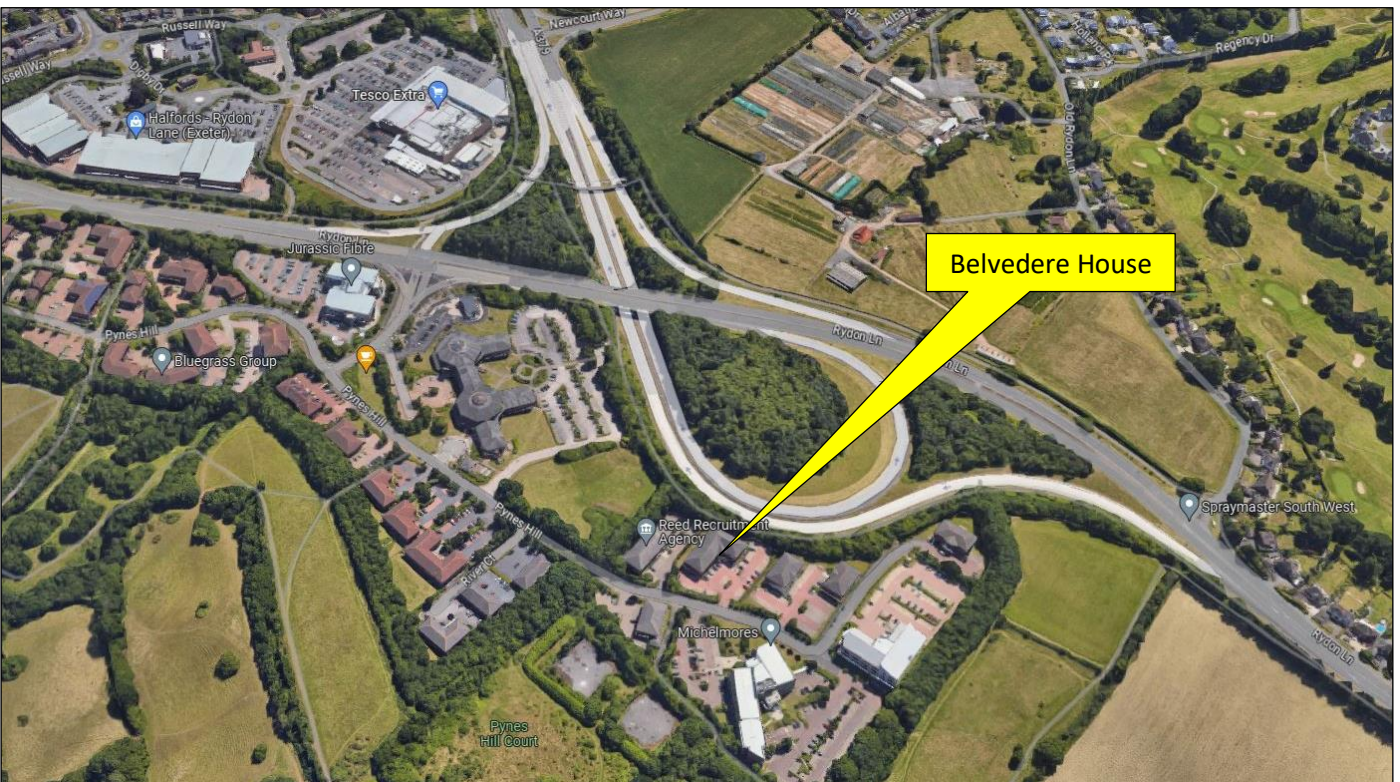




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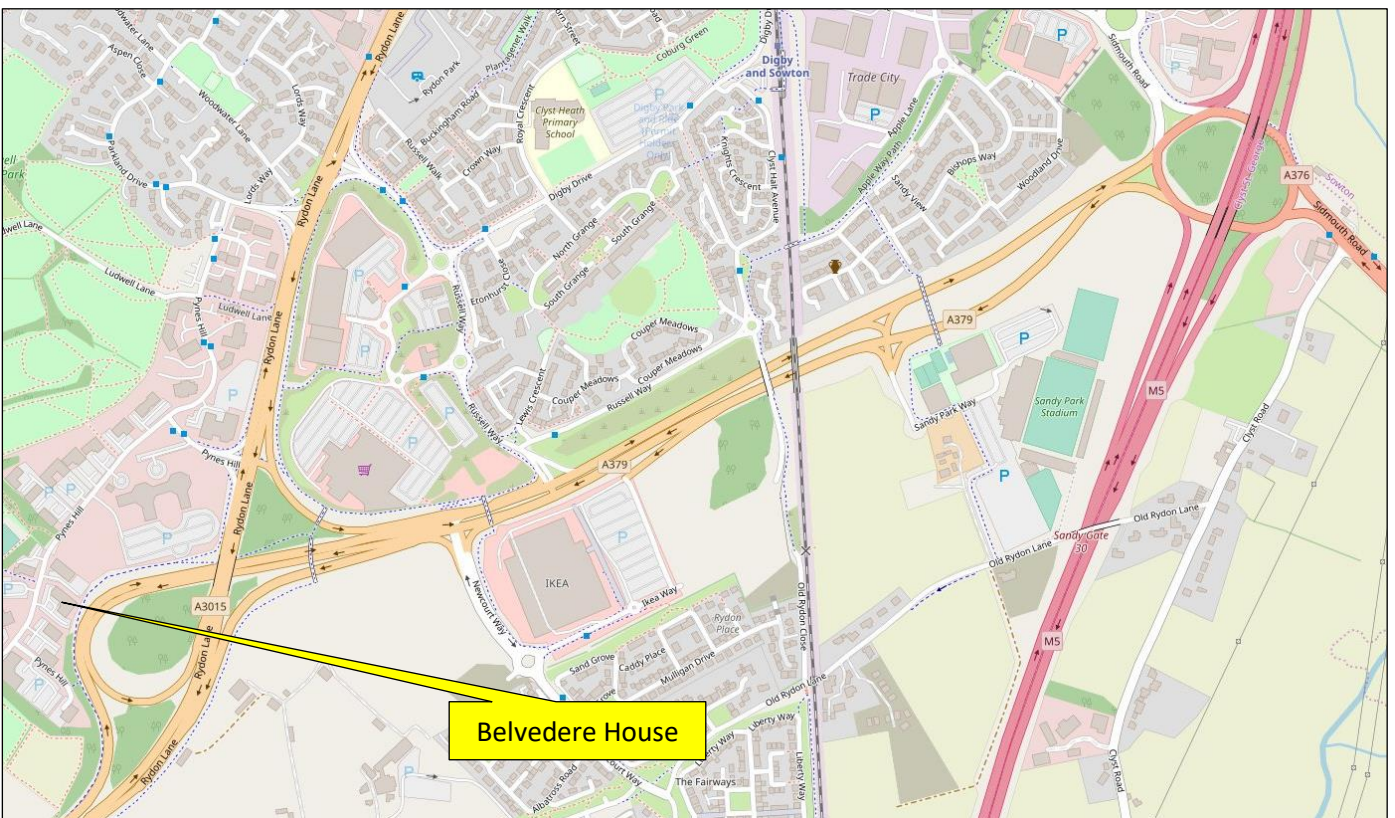
Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.



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