

# TO LET

## GROUND FLOOR OFFICE SUITE ON THIS SOUGHT AFTER OFFICE PARK WITH 3 CAR PARKING SPACES

Ground Floor Office of 89 sq.m (958 sq.ft) with 3 allocated parking spaces

**GROUND FLOOR OFFICE SUITE, 3 RIVER COURT,  
PYNES HILL, EXETER, DEVON, EX2 5JL**



An opportunity to take a new lease of the ground floor of this modern purpose built Office building on the popular Pynes Hill Office Campus on the edge of Exeter City Centre. This self-contained office suite is located on the ground floor and benefits from a meeting room and kitchen area with separate toilet together with 3 allocated car parking spaces in the front courtyard area. Available on a new lease on flexible terms.

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## SITUATION AND DESCRIPTION

River Court 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.

No 3 River Court is a semi-detached 2 story office building constructed in around 2005 and built to a good specification. This suite is located on the ground floor and is accessed off a shared ground floor entrance hall with the first floor suite. The office building stands on an elevated plot and offers spacious accommodation with windows to 3 elevations making this light and airy space. The suite has a private kitchen area and a separate toilet. To the front is a shared courtyard with 3 allocated car parking spaces. The premises have recently been re-decorated and re-carpeted and are available by way of a new lease, with early occupation available if required.

## ACCOMMODATION

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

### GROUND FLOOR

Approached from the courtyard area via a glazed entrance door into a shared lobby with a door to .....

#### Office Suite

**10.34m x 7.36m plus 3.42m x 3.03m  
(33'11" x 24'2" plus 11'3" x 9'11") max**

Spacious L shaped office with large windows to 3 elevations making this a very light and airy suite. Suspended ceiling with integrated lighting. Carpeted. Radiators. Leading off the main office room is a ....



#### Kitchen Area

Located to the rear of the suite and comprising a range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Tiled splashback. Ideal wall mounted gas fired central heating boiler.

#### Toilet

Low level WC suite with pedestal wash hand basin. Vinyl flooring.

#### Meeting Room

**5.05m x 3.30m (16'7" x 10'10") max**

Glazed partitions to the main office with integrated blinds. Windows to 2 elevations. Radiator. Suspended ceiling with lighting and power as fitted.



#### Accessible Toilet

Located off the ground floor lobby with low level WC suite and pedestal wash basin. Radiator. Vinyl floor.

## EXTERNALLY

To the front of the building is a courtyard area with 3 allocated parking spaces reserved for the ground floor suite.

## BUSINESS RATES

Rateable Value: £13,000 (2023 Valuation)

We understand that up to a 100% Rates reduction may be available for qualifying businesses under the Small Business Rate Relief scheme. To see if you or the premises qualify for any discount, please contact Exeter City Council (01392 277888)

## RENT

A rent of £12,950 per annum is sought for this well located Office suite with a generous car parking allocation. VAT is chargeable on the rent.

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#### TENURE

A new 6 year effective FRI lease is available by way of service charge with an upwards only rent review at the end of the third year. A tenant only break clause can also be incorporated at the end of the 3<sup>rd</sup> year if required. The lease will be contracted outside of the landlord and tenant act. A service charge applies in respect of the landlord's costs of maintaining and insuring the building and provision of utilities to the common areas. The service charge for 2023- 2024 was £1,200 per annum.

#### LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal costs, to include abortive costs, in setting up the new lease.

#### RENT DEPOSIT

A three months' rent deposit will be required by the landlords which will be held for the duration of the tenancy.

#### ENERGY PERFORMANCE CERTIFICATE

A summary of the EPC is below, with the full version available to download from the web site. The Rating is C 73

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0808)



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27/06/2024, 12:34 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)                                     |                           |
|--------------------------------------------------------------------------|---------------------------|
| Ground Floor<br>Unit 3<br>River Court<br>Pynes Hill<br>EXETER<br>EX2 5JL | Energy rating<br><b>C</b> |
| Valid until:                                                             | 13 February 2034          |
| Certificate number:                                                      | 9439-9867-6396-6199-6101  |

Property type: Offices and Workshop Businesses  
Total floor area: 108 square metres

**Rules on letting this property**

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

**Energy rating and score**

This property's energy rating is C.

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.

Under 9: A+  
9-25: A  
26-35: B  
36-45: C  
46-55: D  
56-65: E  
66-75: F  
76-85: G

Not zero CO2

73 C

**How this property compares to others**

Properties similar to this one could have ratings:

If newly built: 16 A  
If typical of the existing stock: 63 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9439-9867-6396-6199-6101?print=true>

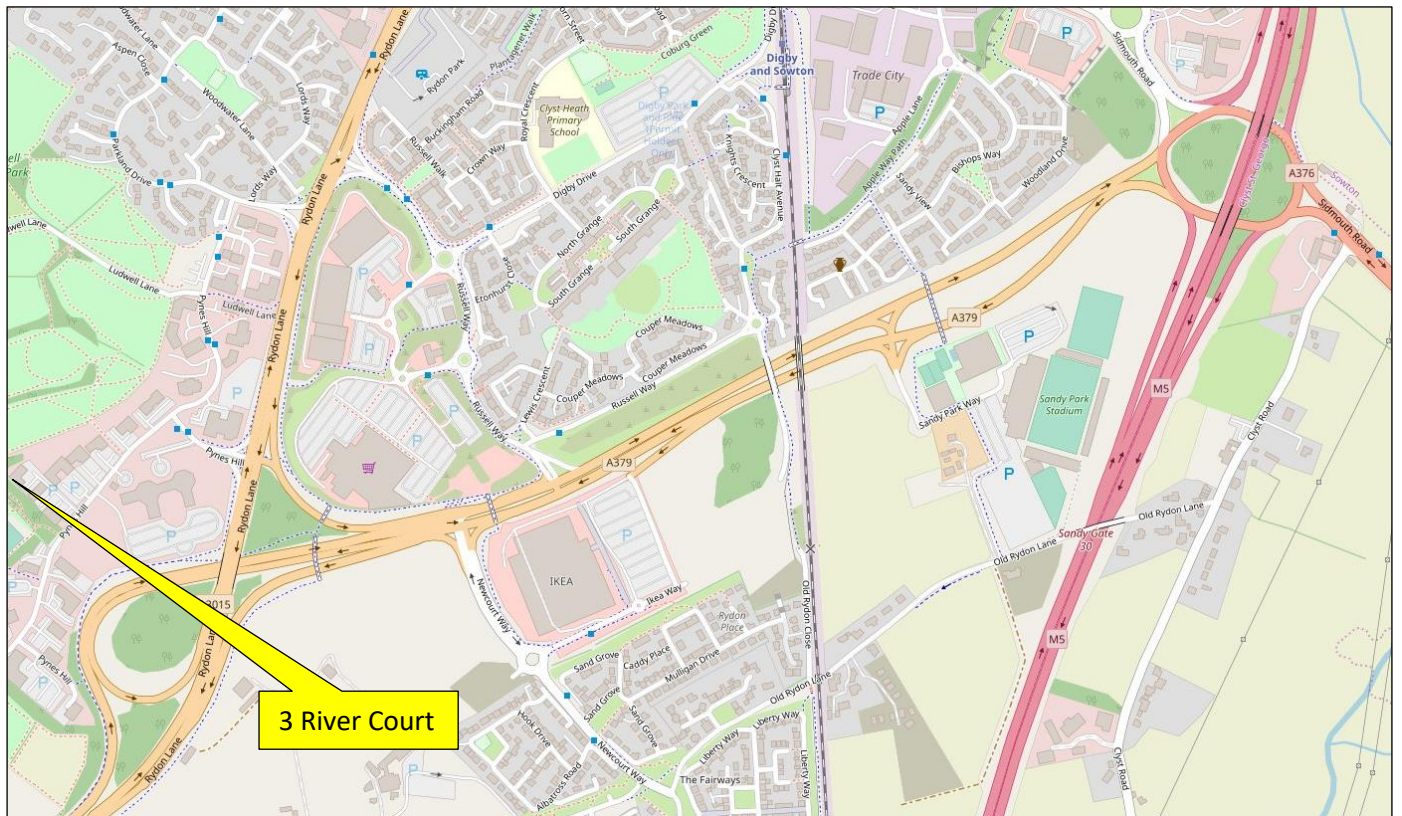
1/2



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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.