

FOR SALE / MIGHT LET

GROUND FLOOR OFFICE SUITE ON THIS SOUGHT AFTER OFFICE PARK WITH 6 CAR PARKING SPACES

Ground Floor Office of 122 sq.m (1,312 sq.ft) with 6 allocated parking spaces

GROUND FLOOR OFFICE SUITE 1, ASTON COURT, PYNES HILL, EXETER, DEVON, EX2 5AZ



An opportunity to take a new lease of part 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 well presented office suite is currently arranged as a receptions area, meeting room plus 2 offices with kitchen area and shared toilets. To the front of the building are 6 allocated car parking spaces. The suite is available either For Sale on the remainder of the long leasehold interest, or on a new 6 or 10 year lease, full details are available on request.

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SITUATION AND DESCRIPTION

Aston 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.

Suite 1 is located on the Ground Floor to the left hand side of the entrance lobby of this 2 story purpose built office building which was completed to a good specification. This suite is located on the ground floor and is accessed off a shared ground floor entrance lobby. The office suite offers spacious accommodation with windows to 3 elevations making this light and airy space. To the front is a shared courtyard with 6 allocated car parking spaces. The premises are well fitted and would suit a wide variety of occupiers.

ACCOMMODATION

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

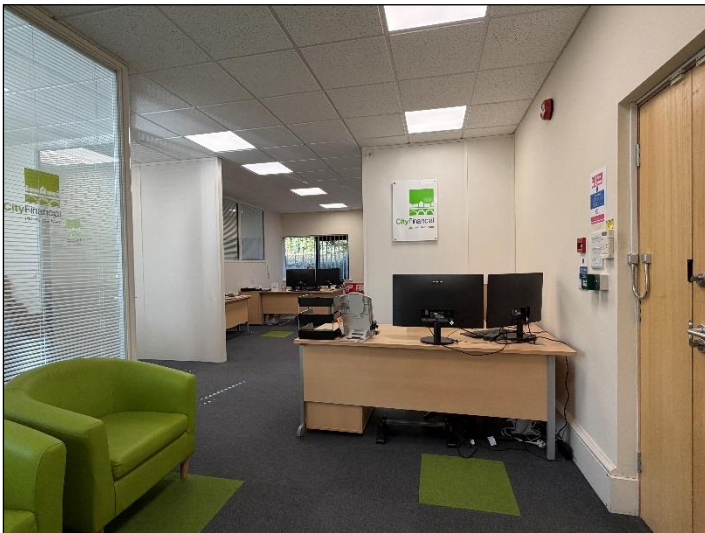
GROUND FLOOR

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

Reception /Office No 1

**4.98m x 2.99m plus 5.07m x 5.01m
(16'4" x 9'10" plus 16'8" x 16'5") max**

Accessed from the inner lobby. Suspended ceiling with integrated LED lighting. Open walk thorough from the reception area to Office area. Window to rear. Suspended ceiling with integrated LED lighting. Carpeted. Power as fitted.



Meeting Room No 2

3.83m x 2.98m (12'6" x 9'9") max

Leading off the reception area. Glazed partitions with integrated privacy blinds. Suspended ceiling with integrated LED lighting. Radiator.

Kitchen

Located off of Office No 1 with a glazed partition with integrated blind. Range of Base units with worktop over and inset stainless steel sink unit with a 1 ½ bowl sink unit with single drainer. Tiled splashbacks. Space for fridge under plus breakfast bar to 2 walls. Power as fitted. Suspended ceiling with integrated LED lighting.



Office No 3

7.05m x 6.08m (23'2" x 19'10") max

Dual aspect windows to the side and rear. Carpeted. Suspended ceiling with integrated LED lighting. Glazed panels at high level to Office No 2 and inner corridor.



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Office No 4

3.85m x 3.84m (12'8" x 12'7") max

Dual aspect windows to the side and front. Suspended ceiling with integrated LED lighting. Carpeted. Radiators. Glazed panel with integrated blind to Office No 3.



Dead File Store

3.74m x 2.11m (12'3" x 6'11") max

Useful storage area. Slighting as fitted.

SHARED INNER LOBBY

Shared Toilets

Providing a separate Ladies and Gents toilet plus a disabled / Accessible toilet off the common shared corridor.

EXTERNALLY

To the front of the building is a courtyard area with 6 allocated parking spaces reserved for the ground floor suite.

BUSINESS RATES

Rateable Value: £18,500 (2023 Valuation)

For the Business rates payable, please contact Exeter City Council Business Rates Department (01392 277888)

PRICE AND TENURE

Offers are invited in excess of £209,500 plus VAT for the remainder of the 125 year long leasehold interest from the 28th March 2000 (expires 25th March 2125) subject to a fixed peppercorn ground rent.

Alternatively a new 6 year FRI lease would be considered at a rent of £16,950 per annum plus VAT with a rent review at the end of the third year. A tenant only break clause can also be incorporated at the end of the third year if required. The lease will be contracted outside of the landlord and tenant act. The tenants will be required to reimburse the landlords for the Buildings Insurance premium.

RENT DEPOSIT

If a new lease is granted, a three months' rent deposit will be required by the landlords which will be held for the duration of the tenancy.

SERVICE CHARGE

A service charge is payable to cover the costs of the shared landscaping and any shared services within the building.

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. Each party to bear their own costs for a sale.

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 56

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0894)



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Energy performance certificate (EPC)

Suite 2 Aston Court Pyres Hill EXETER EX2 5AZ	Energy rating C	Valid until: 3 November 2032 Certificate number: 2041-3300-1020-0332-3121
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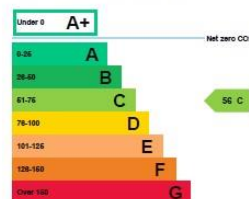
Property type	Retail/Financial and Professional Services
Total floor area	118 square metres

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.

How this property compares to others

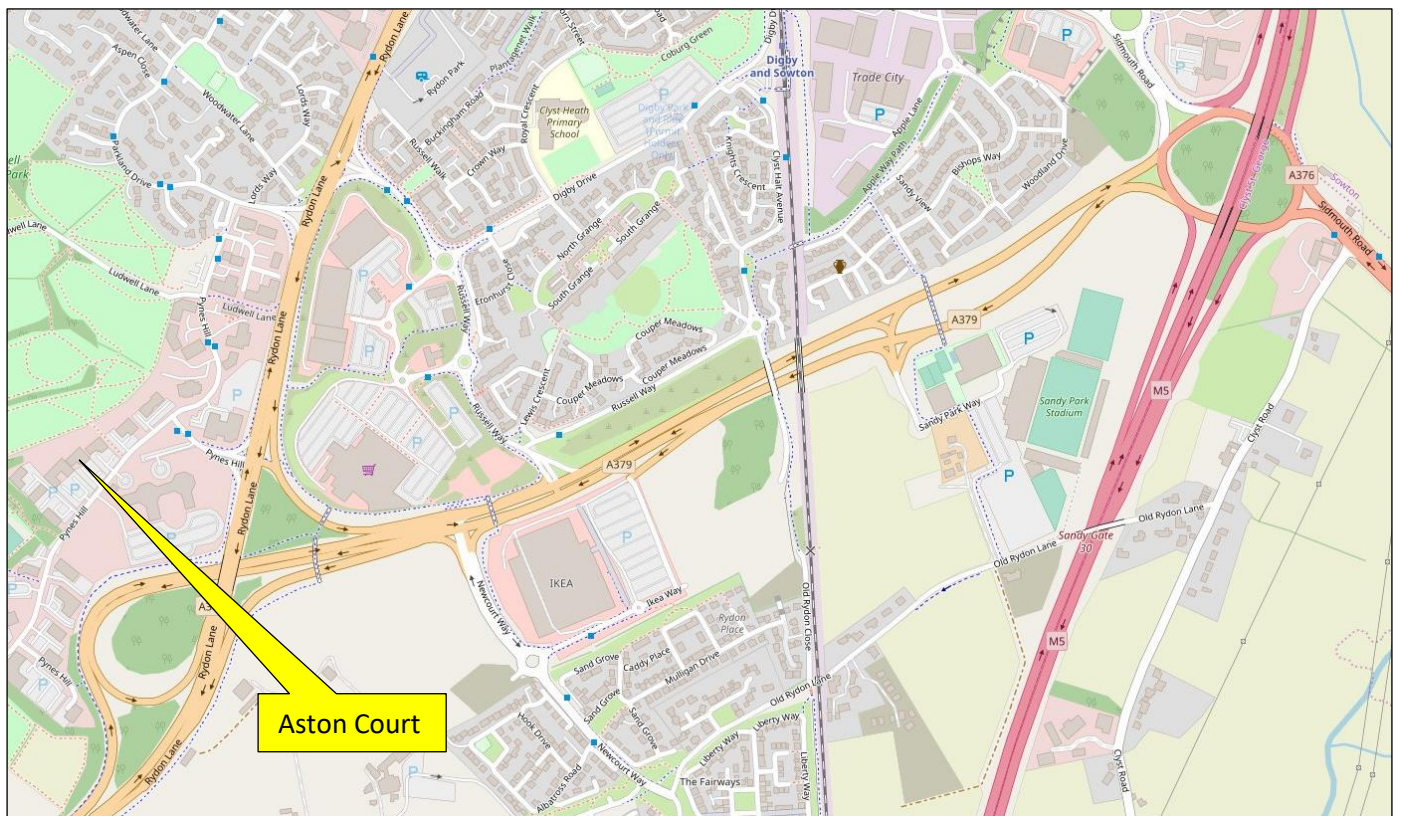
Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	48 B

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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.