



HECTOR PEARCE

Intelligent real estate

To Let

## First Floor, Vale House

Rydon Lane, Pynes Hill, Exeter, EX2 5AZ

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### PROPERTY SUMMARY

- Self – contained refurbished 2 storey offices
- 1,465 sq ft
- 5 car spaces

## LOCATION

Exeter has a thriving business community and functions as the principal administrative centre of Devon and the South West.

The city is home to a number of major UK and international organizations including the Met Office, EDF Energy, Devon & Cornwall Constabulary and South West Water.

The city's resident population is around 120,000 and it has a retail catchment population of around 480,000, with a thriving retail centre following a massive recent investment.

Pynes Hill is Exeter's premier office park, situated towards the city's eastern edge. Located on the edge of an attractive Valley Park, it has excellent access to the M5 motorway at junctions 29 and 30 as well as good links to mainline railway stations and the highly successful Exeter Airport.

Exeter also prides itself on being one of the country's best bike friendly cities with a never expanding cycle network.

Pynes Hill occupiers include Michelmores Solicitors, Jurassic Fibre, PKF Francis Clark Chartered Accountants, AJ Gallagher, the NHS, Marsh, Wollens Solicitors, AXA, Jacobs and many other professional companies.

There is a Costa at the entrance to Pynes Hill and a creche nearby at Peninsula Park.

## DESCRIPTION

Vale House is located near the entrance to Pynes Hill and comprises two self – contained office buildings of roughly equal size, the first ( Unit J1 ) occupied by Nexus Open Systems ( [www.nexusos.co.uk](http://www.nexusos.co.uk) ), an IT Support and Consultancy Company. Set in a seclude landscaped courtyard Vale House is two storey of masonry construction under a pitched tiled roof.

The available Unit ( J2 ) is set at a higher level with access via the car park and a level walkway from the adjoining car park providing DDA access.

The car park is shared and prides 11 dedicated car spaces for the Unit.

## ACCOMMODATION

The accommodation is laid out on two floors with a self – contained entrance and provides the following amenities:

Reception lobby with WC facilities at ground and first floor ( which are to be refurbished )  
Open plan offices with new carpets and in floor trucking  
Double – glazed windows  
Gas – fired heating with perimeter radiators  
LED recessed lighting  
Under Stair Storage

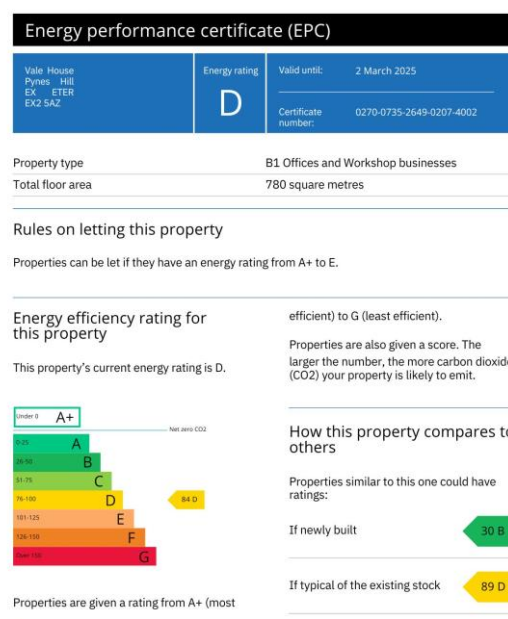
The unit comprises the following areas measured on an NIA basis in accordance with the RICS Code of Measuring Practice.

Five dedicated car spaces are available in the shared car park.

FLOOR	SQ M	SQ FT
Ground Floor	Let	Let
First Floor	136.10	1,465
TOTAL	136.10	1,465

## ENERGY PERFORMANCE CERTIFICATE

EPC rating - D



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### BUSINESS RATES

There is currently one assessment for both Units J 1 and J2.

The current rateable value is £82,500.

For details contact the agents.

### LEASE TERMS

The first floor is offered by way of a new full repairing and insuring lease.

For details of quoting rent contact the agents.

### LEGAL COSTS

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

### VAT

VAT will be charged on the rent.

### FURTHER INFORMATION & VIEWING

For further information or to arrange a viewing contact the agents.

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