TO LET

6,041 sq ft - 36,620 sq ft (561 - 3,402 sq m) PART GROUND, FIRST AND SECOND FLOORS

MILFORD HOUSE

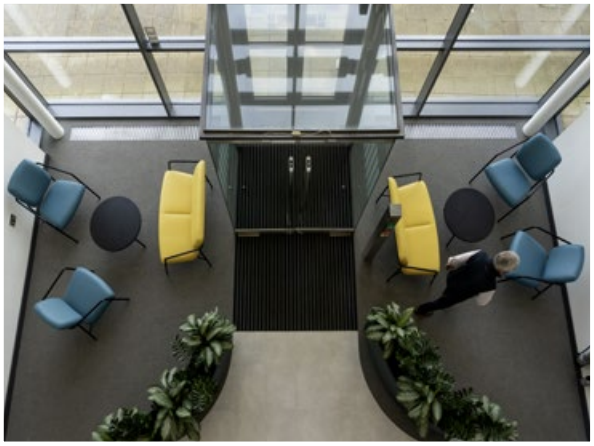
RYDON LANE, PYNES HILL, EXETER EX2 5TH



A LANDMARK OFFICE BUILDING IN EXETER'S POLE POSITION

HECTOR PEARCE









- Gateway to Pynes Hill
- High Quality Accommodation
- Flexible Floor Plates
- Occupiers incl AJ Gallagher
- Up to 147 car spaces - Parking ratio is 1:249 sq ft (incl. 9 EV Chargers)









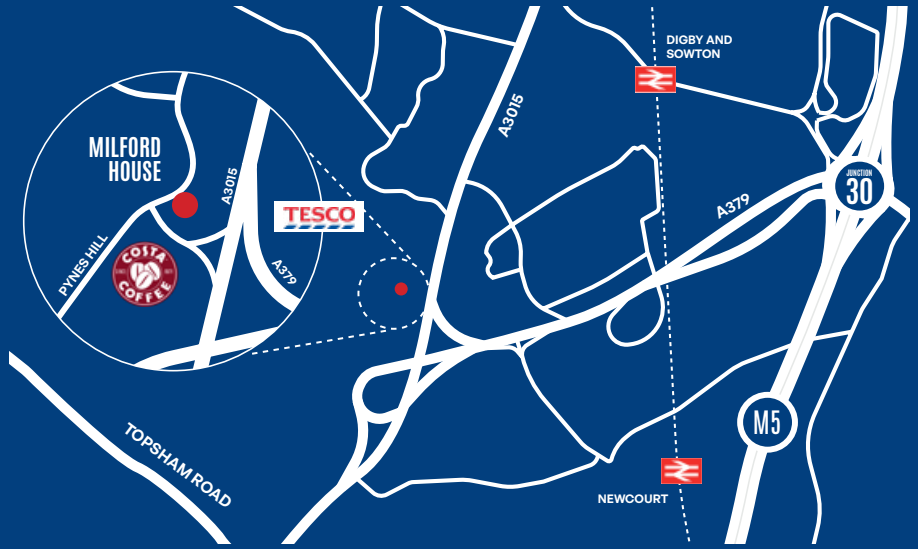
LOCATION

Exeter is the regional and administrative centre for Devon and is one of the fastest growing cities in the UK. Milford House is situated in a prime and prominent position just off the A379 in the established office campus location of Pynes Hill less than 1 mile from Junction 30 of the M5 motorway and less than 3 miles from Exeter City Centre with regular bus links.

Pynes Hill is Exeter's premier office park. It benefits from having a Costa Coffee at its entrance and being in close proximity to Rydon Lane Retail Park and Ludwell Valley Park, one of six Valley Parks managed by the Devon Wildlife Trust.

Other occupiers in the immediate location include Brewin Dolphin, Michelmores Solicitors, AXA and the NHS.

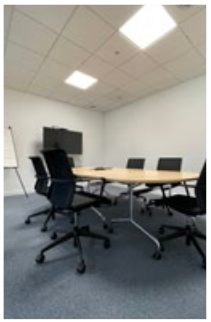




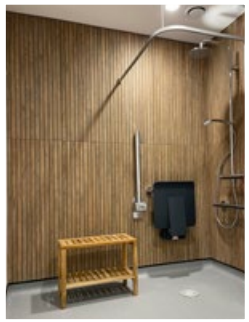
ACCOMMODATION

High specification, refurbished building provides accommodation of a high quality and impressive design over three floors. The floorplates provide open plan accommodation with reception, break out areas, board and meeting rooms, with two suites on the first floor available individually or as a whole floor. The specification includes:

- Impressive double height entrance/reception
- Well configured floor plates with excellent natural light
- Far reaching views
- Suspended ceilings
- Air conditioning
- LED light fittings
- Full access raised floors
- High specification male, female and disabled WCs on each floor
- Shower facilities on each floor and dedicated ground floor shower room
- Two passenger lifts
- External seating / break out
- Cycle storage
- 9 Dedicated EV chargers
- Fully fitted out " plug and play" office suites, subject to IT checks/adaptions








MILFORD HOUSE

A LANDMARK BUILDING IN EXETER'S POLE POSITION

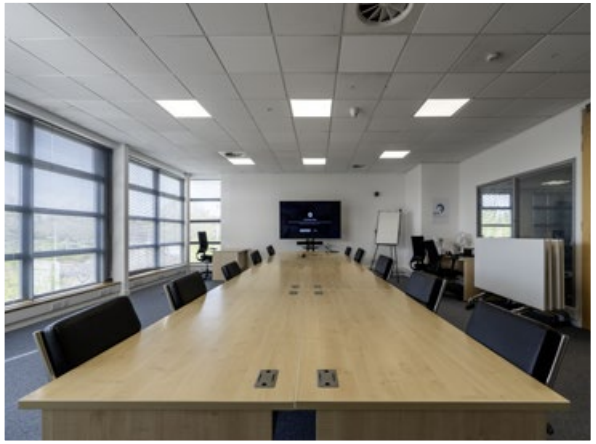
HIGH QUALITY FULLY FITTED OUT GROUND, FIRST AND SECOND FLOOR OFFICES TO LET - 6041 sq ft - 36,620 sq ft (561 - 3,402 sq m) **MILFORD HOUSE** PYNES HILL, EXETER EX2 5TH









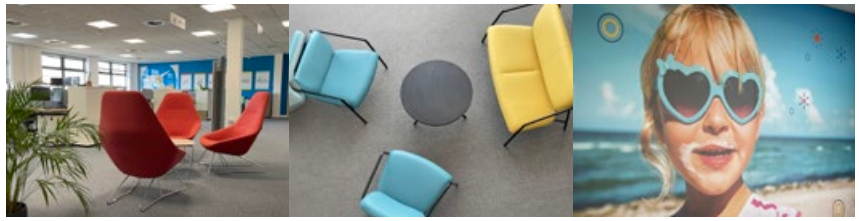



ACCOMMODATION

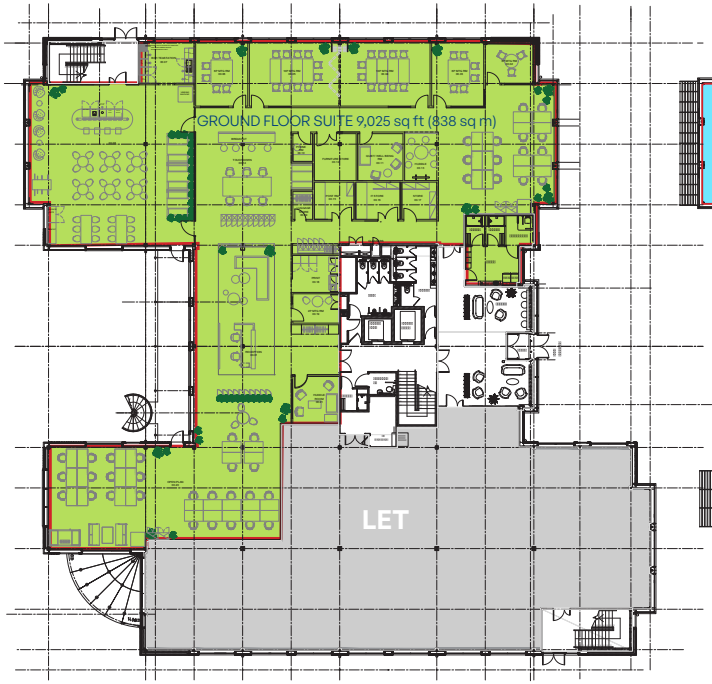
The accommodation is available to let as a whole (excluding the already-let ground-floor suite), as individual floors or combinations of floors.

The first floor is also available as two individual suites or as a whole floor.

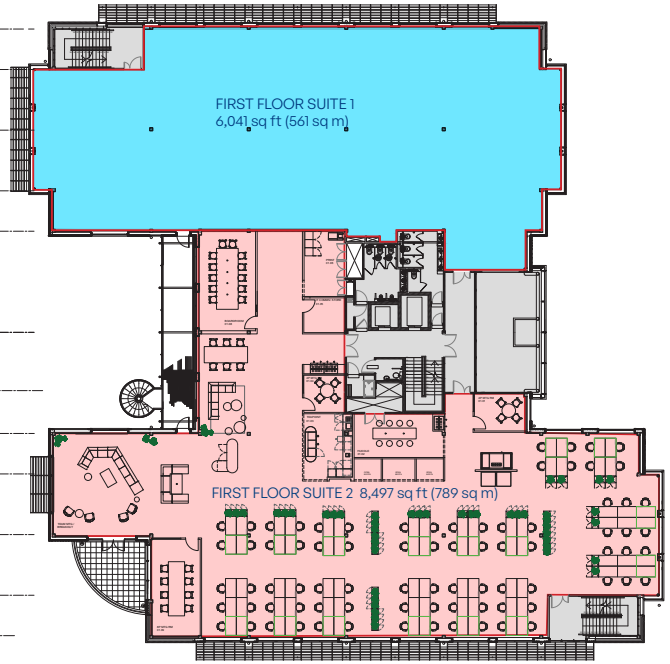
Available suites	Area sq ft	Area sq m	Car spaces
Ground Floor Suite	9,025	838	37
First Floor Suite 1	6,041	561	24
First Floor Suite 2	8,497	789	34
Second Floor	13,057	1,213	52
Total	36,620	3,402	147



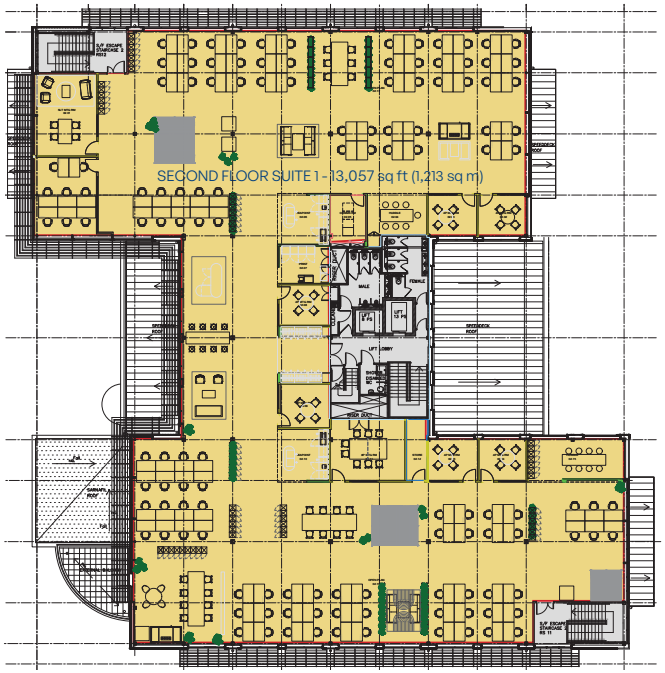
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Not to scale.

The property has been measured on a NIA basis in accordance with the RICS code of measuring practice. Do not scale check all dimensions on site

ON-SITE CAR PARKING

Up to 147 car parking spaces are available across the building, including 9 dedicated EV charging points.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared for the whole building, confirming a current EPC rating of B (50).

TERMS

The accommodation is offered on contributory full repairing and insuring leases or on a fully fitted basis with or without furniture, so can be "plug and play" (subject to IT checks/adaptations) on new leases directly from the Landlord.

BUSINESS RATES

Details of rateable values which apply to the suites are available from the Agents. For confirmation of the rates payable you are advised to contact Exeter City Council's Business Rate Department on 01392 265559.

LEGAL COSTS

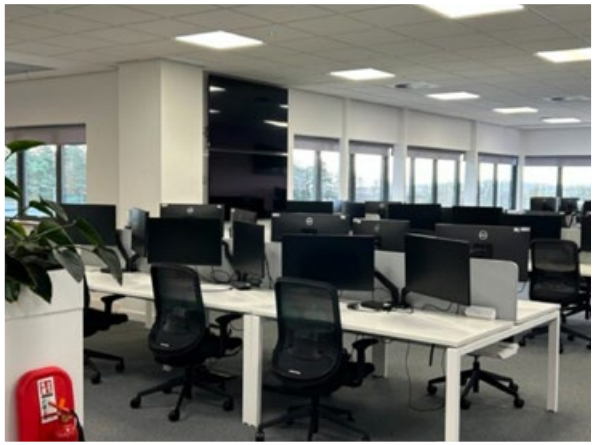
Each party to bear their own legal costs in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.















FURTHER INFORMATION

Viewing and further information strictly by appointment only with the agents:

HECTOR PEARCE

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6041 sq ft - 36,620 sq ft (561 - 3,402 sq m)
HIGH QUALITY OFFICE SUITES TO LET
MILFORD HOUSE
PYNES HILL, EXETER EX2 5TH

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