TO LET

JLL

HECTOR PEARCE

SUMMERFIELD
COMMERCIAL

VANTAGE POINT

Pynes Hill, Exeter, EX2 5FD

First Floor Office Suite – 5,091 sq ft (473 sq m)

- Recently fitted out to a high specification
- Fully Furnished 'Plug and Play'
- Large Solar Array / EV Chargers / Bike Rack

- Generous Parking Provision
- 3 Pipe VRV Comfort Cooling
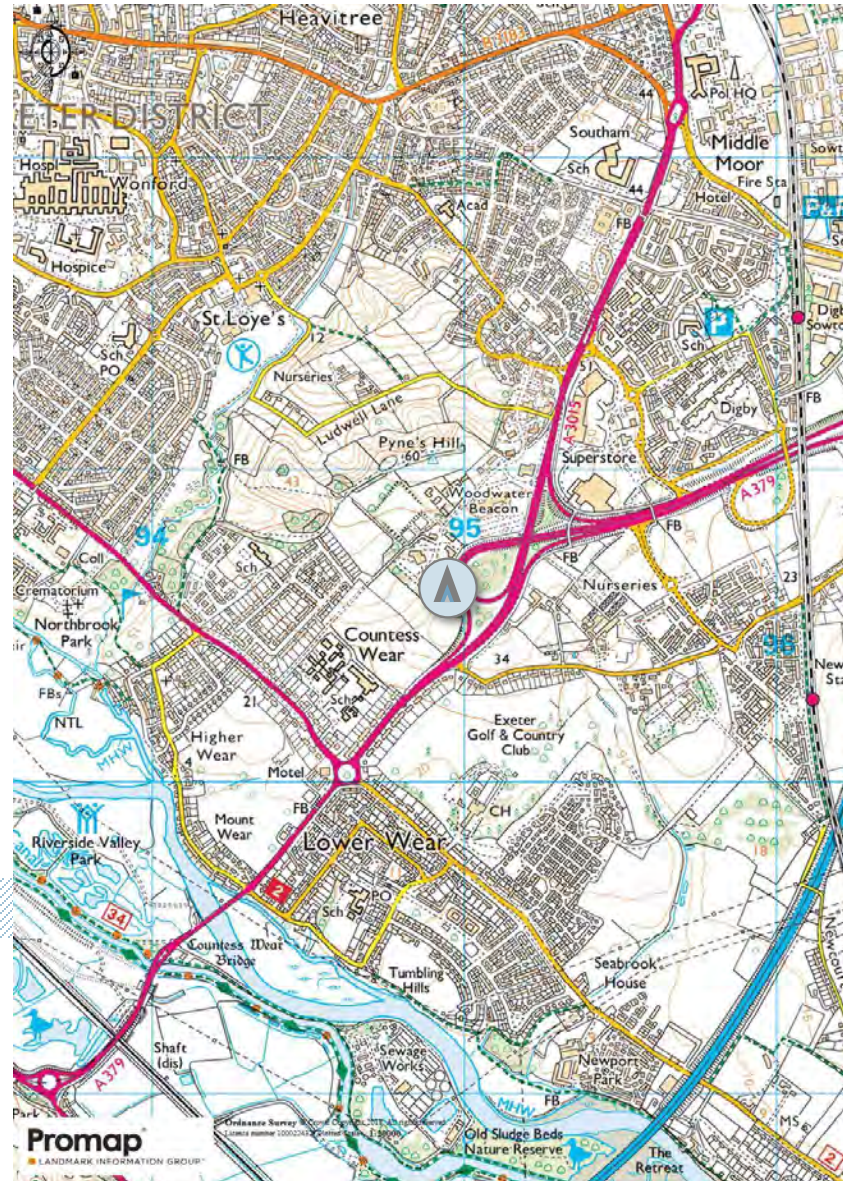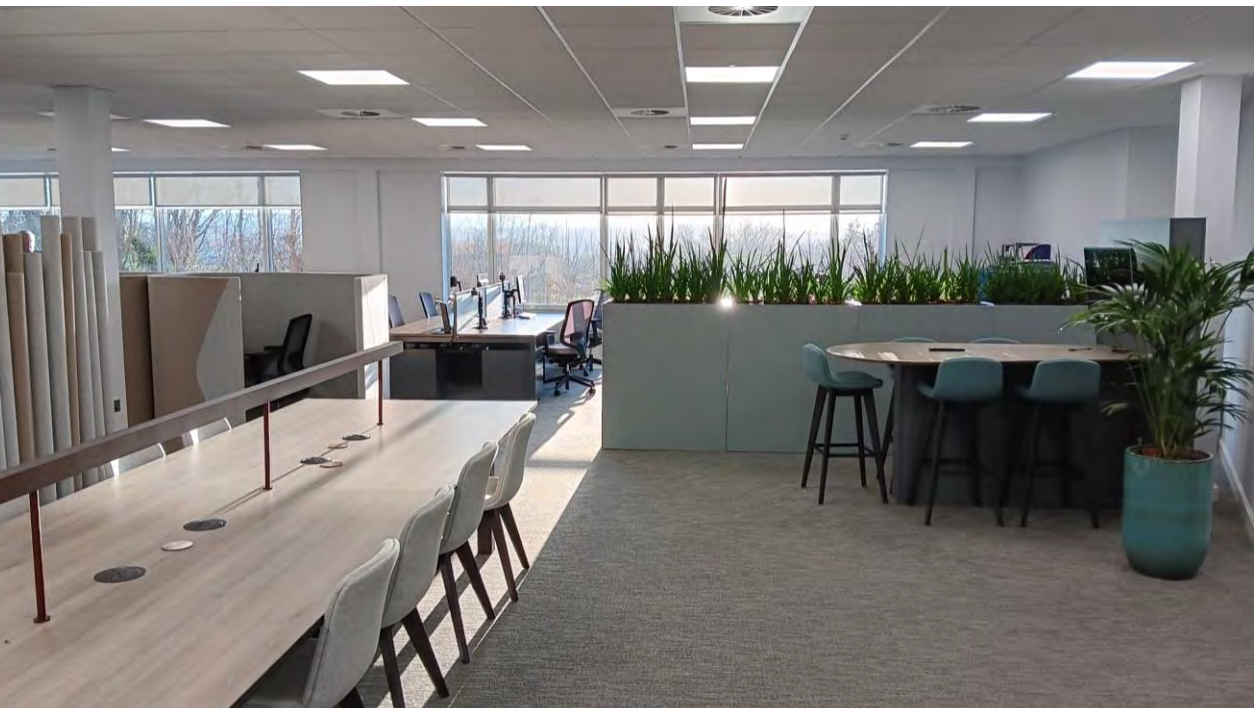- Concierge Service

LOCATION

Exeter is the regional and administrative centre for Devon and is located approximately 180 miles south west of London, 80 miles to the South West of Bristol and 45 miles to the north east of Plymouth.

Vantage point is situated on Woodwater Park, a modern out-of-town office park located on the eastern side of the city within easy access to Junctions 29 and 30 of the M5 motorway.

Pynes Hill is recognised as one of the prime out of town office locations and now has a very popular Costa at the entrance.

Other occupiers on Woodwater Park include Michelmores, Bertram Law, Alder King and more recently Simpkin Edwards.

D E S C R I P T I O N

The property comprises a detached three storey office building constructed in 2008. This recently refurbished suite offers 5,091 sq ft (473 sq m) of modern office space, complete with allocated parking. The suite is at present fully furnished, providing a turnkey solution for businesses seeking ready-to-use workspace.

- New suspended ceilings and LED lighting
- New fitted carpet tiles
- Redecoration in office areas and WC facilities
- Refurbished common areas (reception lobby and stairs)
- 3 Pipe VRV comfort cooling
- Concierge service
- Communal 22kW EV chargers
- Solar array (98.5kW)

ACCOMMODATION

The accommodation comprises the following areas, measured in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

	Floor / Suite	Tenant	Sq ft	Sq m
Ground Floor	Suite 1	Quilter		
	Suite 2	Family Law		
	Suite 3	Sovereign Housing		
1st Floor	**Suite 1**	**Available**	**5,091**	**473**
	Suite 2	Brewin Dolphin		
2nd Floor	Suite 1	SWAHSN		

Suite 1

EPC

Existing Rating: B(40)*

New rating pending following installation of PV array.

LEGAL COSTS

Each Party to bear their own legal costs incurred.

TERMS

The offices are available on a contributory FRI lease by way of a service charge, on terms to be agreed.

VIEWING AND FURTHER INFORMATION

SUMMERFIELD COMMERCIAL

Strictly by appointment
with the joint sole agents:

JLL

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