

TO LET (MAY SELL)

Ground Floor Office Suite



# Lynx House

Pynes Hill, Exeter EX2 5JL



HECTOR PEARCE  
Intelligent real estate

3,294 ft<sup>2</sup> (306 m<sup>2</sup>)

High quality office with parking



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## LOCATION

Lynx House is situated on the popular Pynes Hill Office Campus, which is accessed off Rydon Lane. Pynes Hill is conveniently located approximately 1 mile from Junctions 29 and 30 of the M5. Exeter City Centre is around 3 miles away and there are regular bus services provided into the city centre and Park & Ride.

Pynes Hill is recognised as one of the prime out of town office locations and now has a popular Costa at the entrance. The campus sits nearby to Rydon Lane Retail Park and borders Ludwell Valley Park, which provides a range of scenic circular walks.

Nearby occupiers include Jurassic Fibre, Michelmores, Bertram Law, Alder King and more recently Simpkin Edwards.

## DESCRIPTION

Lynx House comprises a ground floor office benefitting from a shared entrance and car park, with 15 allocated spaces (including a private EV charging port).

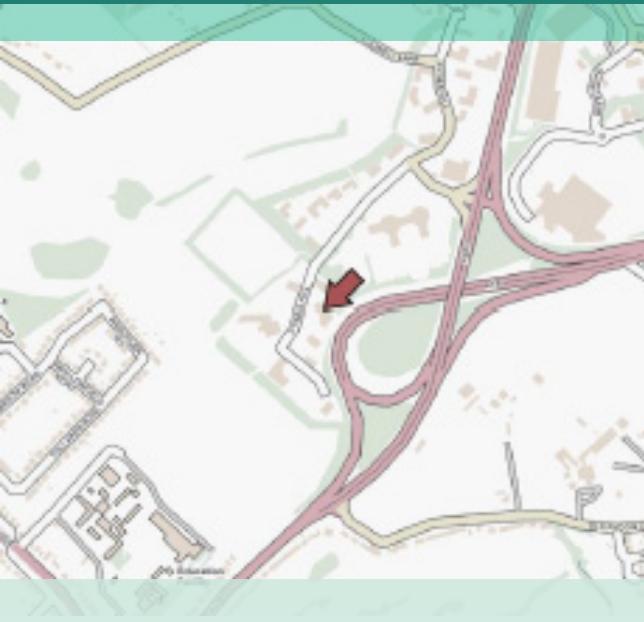
At present, the suite offers open plan office accommodation with demountable partitioning forming a series of private offices / meeting rooms and a staff kitchen facility. The common areas provide WC facilities.

Externally, the suite has use of a large and attractive garden area to the rear.

## ACCOMMODATION

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

| FLOOR        | M <sup>2</sup> | FT <sup>2</sup> | PARKING |
|--------------|----------------|-----------------|---------|
| Ground Floor | 306.02         | 3,294           | 15      |



## ANTI - MONEY LAUNDERING

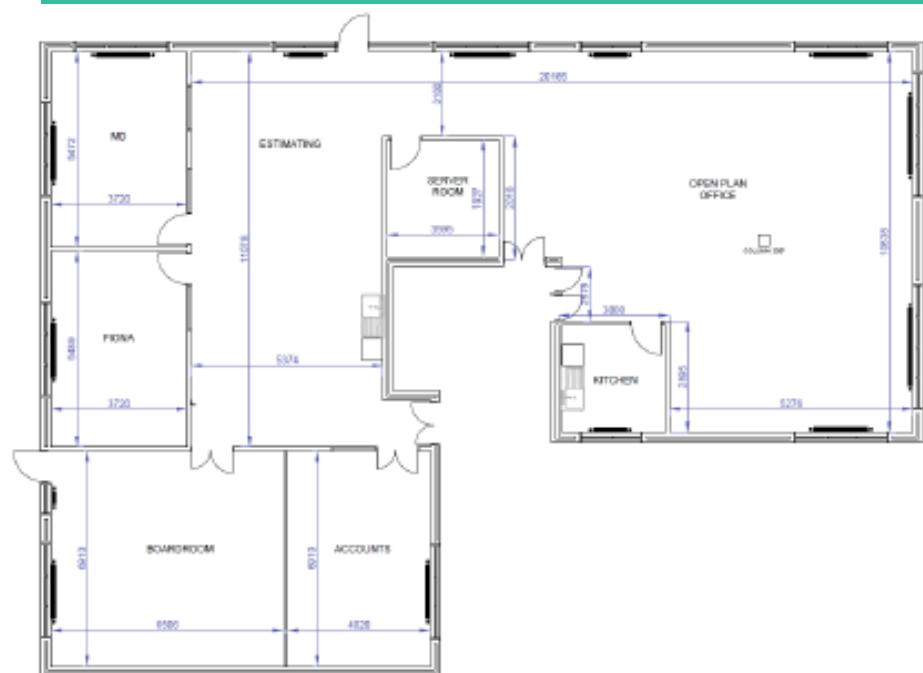
Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent (JLL).

This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

## FIBRE DATA

We understand that the connection to Lynx House currently supports an 80/20 Fibre SoGEA service. SoGEA broadband offers speeds of up to 80Mbs and can be combined with a VoIP service such as Horizon or Phoneline+ to provide phone and broadband to the property.

## FLOOR PLAN



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## RATES

Interested parties are advised to obtain rate information from the VOA: <https://www.gov.uk/find-business-rates>

## LEGAL COSTS

Each party to bear the costs incurred in the transaction.

## EPC

An EPC is available for this property and the rating is: B (45).



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