

TO LET

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



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

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

Floor plan of the second floor showing various rooms and their dimensions:

- Overall Dimensions:**
  - Top Section: 20'10" (width), 11'0" (height)
  - Bottom Section: 19'5" (width), 11'0" (height)
- Rooms and Dimensions:**
  - MD (Marketing):** 10'0" (width), 11'0" (height)
  - FINANCE:** 10'0" (width), 11'0" (height)
  - ESTIMATING:** 10'0" (width), 11'0" (height)
  - SERVER ROOM:** 10'0" (width), 11'0" (height)
  - OPEN PLAN OFFICE:** 10'0" (width), 11'0" (height)
  - KITCHEN:** 10'0" (width), 11'0" (height)
  - BOARDROOM:** 10'0" (width), 11'0" (height)
  - ACCOUNTS:** 10'0" (width), 11'0" (height)

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## RATES

Our enquiries of the Valuation Office Agency show that the current Rateable Value is assessed at £44,250 from 1 April 2023. The current estimate for the Rates Payable is £22,081 per annum.

## LEGAL COSTS

Each party to bear the costs incurred in the transaction.

## TERMS

The property is available on a new lease for terms to be agreed.

## EPC

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



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