

TO LET

EPC RATING: A (24)

Rosemoor Court

Pynes Hill, Exeter, EX2 5TU



HECTOR PEARCE

Intelligent real estate

3,338 - 8,384 sq ft (310.1 - 778.9 sq m)



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OVERVIEW

Rosemoor Court provides an opportunity to lease premium, modern office space within one of Exeter's most prominent business parks. Recently refurbished to a high standard, the property provides flexible, well-appointed accommodation suitable for a wide range of business needs. Office space is available on both the ground and second floors, which can be leased individually or together.

- High specification office suites with contemporary finishes
- Flexible floor layouts to suit a range of occupier needs
- Private balcony
- LED lighting
- EPC A

- Passenger lift access
- Excellent on-site parking provision
- Viewing strongly recommended
- Modern air conditioning system

LOCATION

Exeter serves as the regional and administrative hub of Devon, situated roughly 180 miles southwest of London, 80 miles southwest of Bristol, and 45 miles northeast of Plymouth. Pynes Hill is a contemporary out-of-town business park on the city's eastern side, offering convenient access to Junctions 29 and 30 of the M5 motorway. The park is regarded as one of the leading out-of-town office locations and features a popular Costa café at its entrance.



DESCRIPTION

Rosemoor Court comprises a detached, three-storey office building occupying a prominent position at the entrance to Pynes Hill. The second floor offers 5,054 sq ft (469.52 sq m) of newly refurbished open-plan accommodation, including a dedicated balcony and staff kitchen/breakout area. The ground floor will shortly undergo a refurbishment programme, which will include the provision of a kitchenette and dedicated meeting rooms. This will provide a smaller suite of 3,321 sq ft (312.22 sq m).

ACCOMMODATION

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

	M ²	FT ²	Car Spaces
Ground Floor	310.1	3,338	12
Second Floor	468.8	5,046	20
Total	778.9	8,384	32

BUSINESS RATES

Interested parties are encouraged to make their own enquiries at <https://www.tax.service.gov.uk/business-rates-find/search>.

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TERMS

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

LEGAL COSTS

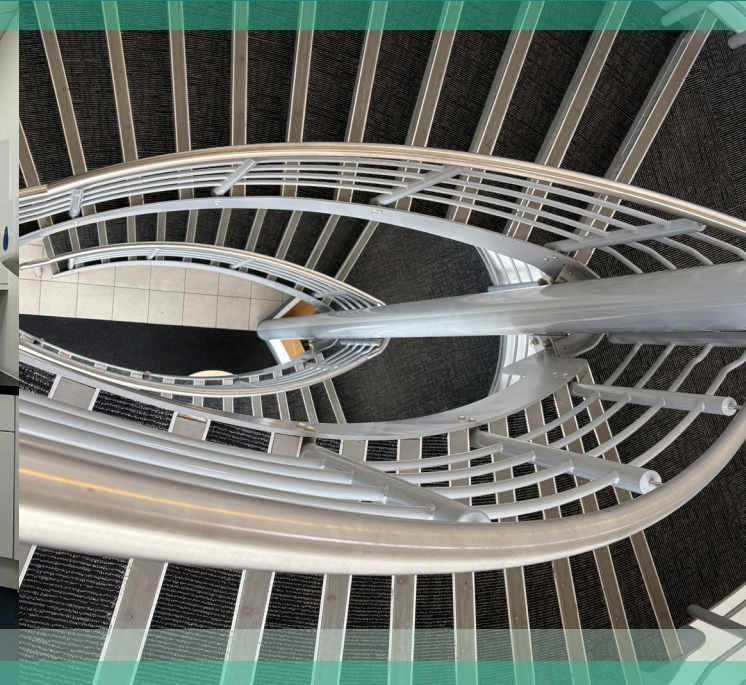
Each party to bear their own legal costs incurred in this transaction.

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



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