



To let

Ground floor, 2 Providence Court, Pynes Hill,
Exeter, Devon, EX2 5JL

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Ground floor office on Exeter's premier office park

Modern office suite with pleasant outlook

Approx. 993 sq ft / 92.3 sq m

With 4 allocated parking spaces

Rent: £13,400 pa exclusive

Location

The property is situated on the Pynes Hill Office Campus, accessed off Rydon Lane (A38 ring road), approximately 1 mile from Junction 30 of the M5 Motorway and less than 3 miles from Exeter City Centre. Pynes Hill is Exeter's prime office campus and occupiers include NatWest RBS, Francis Clark and Michelmores Solicitors, as well as a number of IT businesses including Equiniti and Nexus.

Unit 2, Providence Court is a modern mid-terraced office unit within a development of six office buildings, set around its own car park.

Description

Unit 2 is a self-contained office building, with office suites on ground and first floors. The ground floor suite is currently available, and features include:-

- Gas fired central heating
- Suspended ceiling with category-2 lighting
- Raised flooring with power and telecoms points
- Kitchen facilities within the suite
- Fire alarm system
- Intercom entry system

The suite is currently fitted out with demountable partitioning to form a main office area plus 2 private offices/meeting rooms to the rear. The partitioning can be moved/removed by the incoming occupier to suit their own requirements.

The suite has 4 allocated parking spaces in the car park to the front of the property.

Accommodation

The approximate Net Internal Area is 993 sq.ft (92.3 sq.m).

Lease Terms

The suite is offered by way of a new lease, on contributory full repairing and insuring terms, at an initial annual rent of **£13,400 plus VAT**. Other lease terms to be by negotiation.

A service charge applies in respect of the landlord's costs of maintaining and insuring the building and provision of utilities to the common areas. The charge for the 3 months from April to June 2019 was £87.08 plus VAT; further details are available on request.

Business Rates

The suite has a 2017 Rateable Value of £13,500 and the rates payable in the year 2020/2021 are understood to be £6,736.50 before any transitional arrangements.

Small Business Rates Relief is available to qualifying

occupiers in respect of this property and could reduce the rates payable by 25% in the current year.

VAT

VAT is applicable to the rent and service charge.

Broadband/connectivity

There is a FTTC (fibre to the cabinet) connection to the suite and the incoming occupier can adopt the contract over it.

A report detailing the broadband services available to this property, and the relative speeds they may offer, is available on request.

Energy Performance Certificate

Assessed in band C.

Legal Costs

Both parties to bear their own legal costs in the transaction.

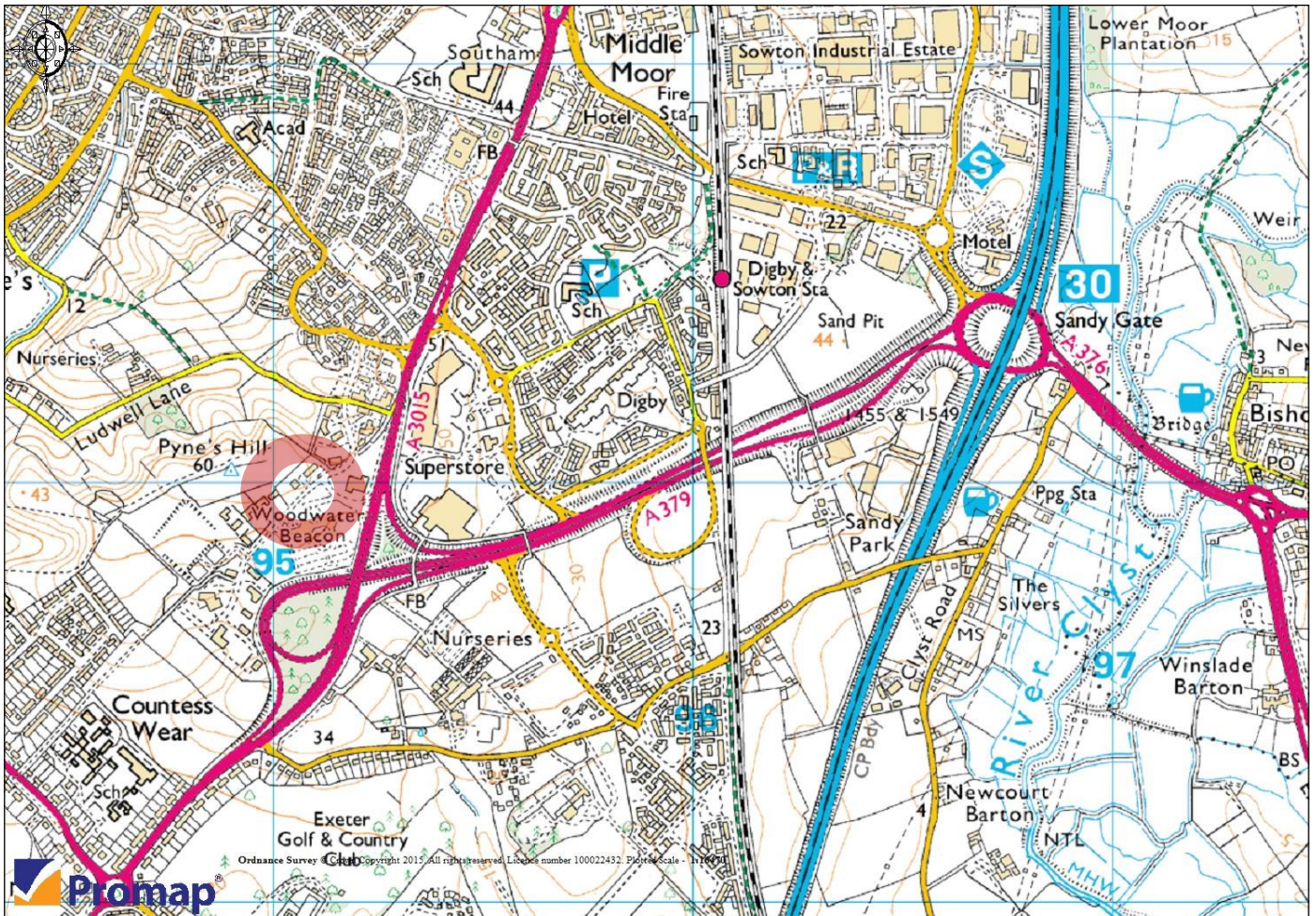
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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