



To let

Ground floor, 6 Providence Court, Pynes Hill, Exeter, Devon, EX2 5JL

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Ground floor office on Exeter's premier office park

End terrace modern office suite with pleasant outlook

Approx. 993 sq ft / 92.3 sq m

With 4 allocated parking spaces

Available February 2021 — possibly earlier

Rent: £13,500 pa exclusive

strattoncrebercommercial.co.uk

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

Description

These modern ground floor open plan offices are well presented with excellent natural light. 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
- Board/meeting room

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

Accommodation

The net internal area is **993 sq. ft** (92.3 sq.m) approx.

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 **£13,500 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 services to the common areas. The **annual service charge is currently £2,220 plus VAT**; further details are available on request.

Proposed occupation date 5th February or earlier by agreement. Further information available from the agents.

Business Rates

The suite has a Rateable Value of £13,750 and the rates payable in the year 2020/2021 are understood to be 6,751.25 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 40% in the current year. Therefore the **business rates currently payable are approximately £4,050.75**.

VAT

VAT is applicable to the rent and service charge.

Energy Performance Certificate

Further information available from the agents.

Legal Costs

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

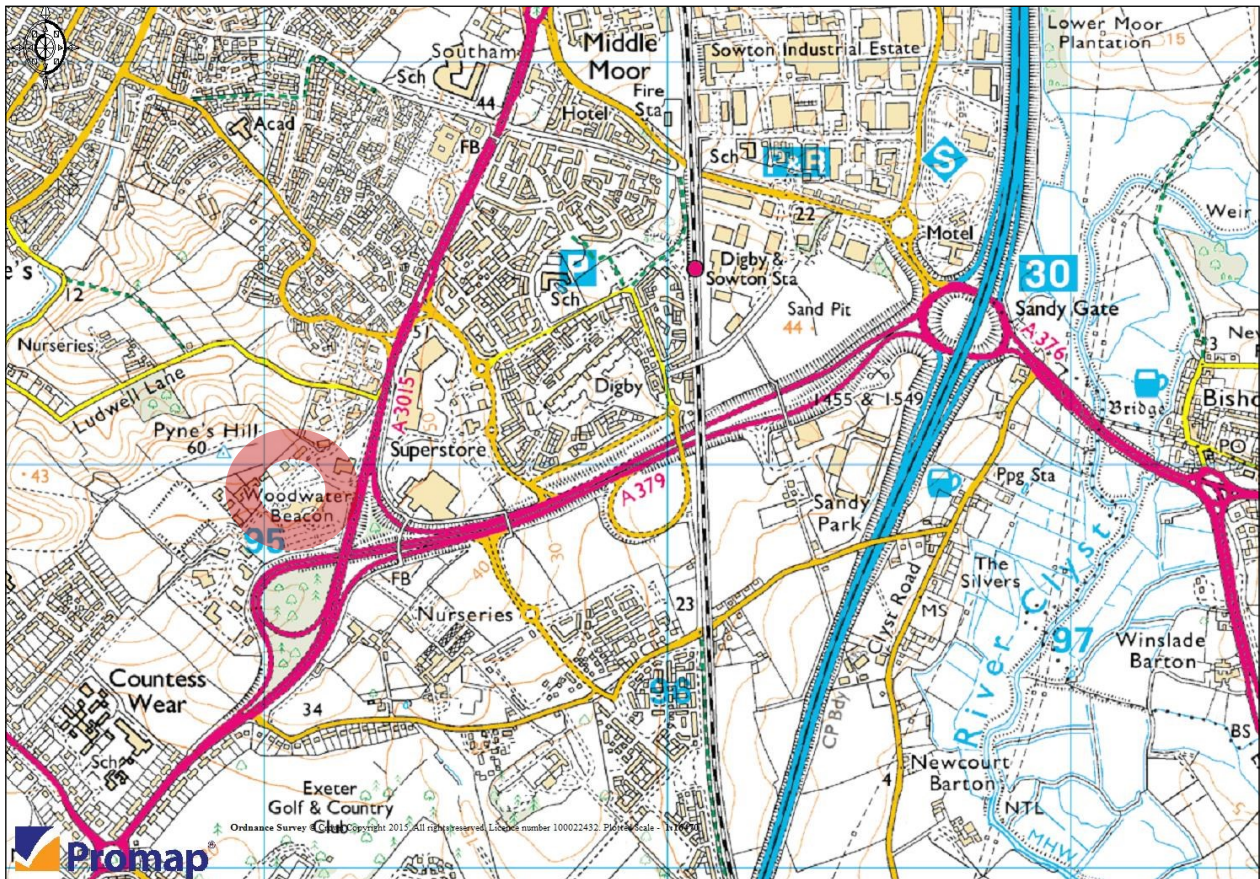
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

Note: Directors of SCC (Exeter) Limited t/a Stratton Creber Commercial have an interest in the property.



Exeter Office

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