



To let

Suite 4, Aston Court, Pynes Hill,  
Rydon Lane, Exeter, Devon, EX2 5AZ

Viewing by prior appointment  
with Jonathan Ling

(01392) 202203  
[jonathan@scdexeter.co.uk](mailto:jonathan@scdexeter.co.uk)

First floor office suite in modern building

1,307 sq.ft (121.5 sq.m)

6 dedicated parking spaces

Offered fully furnished at no extra cost

New lease from as little as 12 month commitment

Rent: £17,000 per annum exclusive

## Location

Aston Court is situated on the established Pynes Hill Office Campus, which is accessed off Rydon Lane approximately 1 mile from Junctions 29 and 30 of the M5. The city centre is around 3 miles away and there are regular bus links to the city centre and Park & Ride services. The nearest railway station is Digby & Sowton, providing services into the city and to locations beyond.

## Description

Aston Court was built around 18 years ago and comprises four office suites sharing a lobby and WCs; the available suite is situated on the first floor.

The suite has windows to three elevations, and is currently laid out as an open-plan office space plus meeting room and storage room/break-out area, off which is a tea point.

Features of the offices include:

- Suspended ceilings with recessed LED lighting;
- Skirting-level perimeter trunking offering power and data sockets, plus additional wall-mounted sockets;
- Gas-fired central heating via a dedicated boiler;
- Double glazing with powder-coated aluminium frames.

Externally the suite has 6 allocated parking spaces.

## Accommodation

Net internal area of 1,307 sq ft (121.5 sq m).

## Lease Terms

**The suite is offered by way of a new lease with an initial term of not less than 12 months.**

The annual rent is £17,000 exclusive, and a service charge applies (see below).

The tenant will be required to keep the property in no worse condition than at lease commencement, as witnessed by a schedule of condition.

## Business Rates

The unit and its allocated parking have a rateable value in the 2017 rating list of £17,000 and the rates payable in the year 2020/21 under are understood to be £8,483.00.

## VAT

VAT is applicable to the rent and service charge.

## Services

Mains electricity, gas central heating and water/drainage are connected to the suite.

## Broadband connectivity

A report on the broadband services available at 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. A standard Law Society form of lease will be used in order to keep legal costs to a minimum,

## 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@scdexeter.co.uk](mailto:jonathan@scdexeter.co.uk)

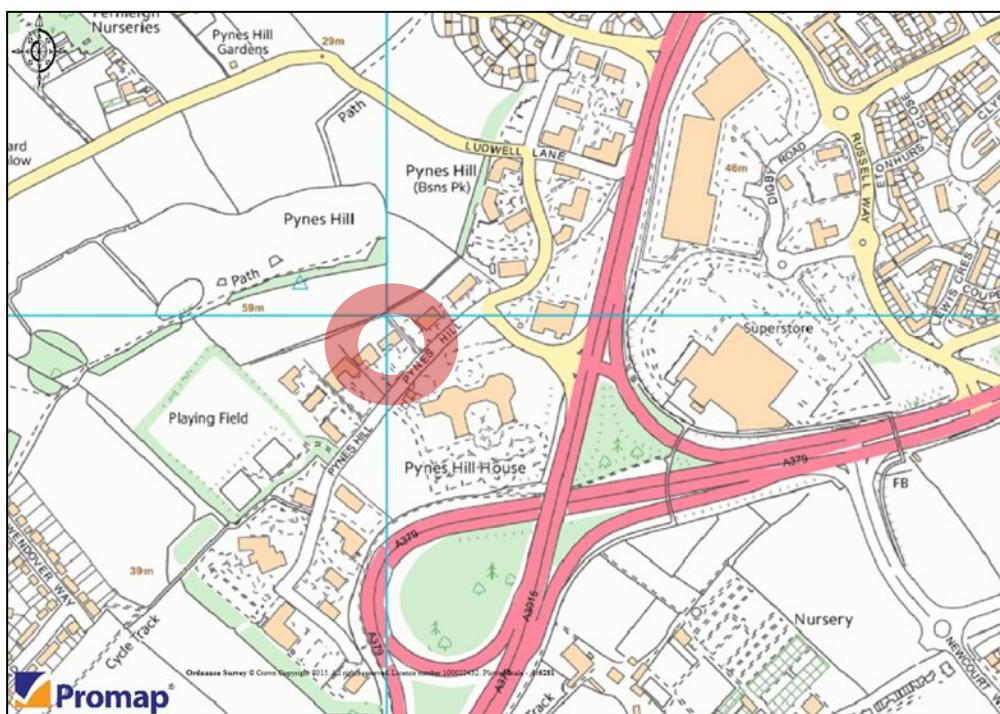
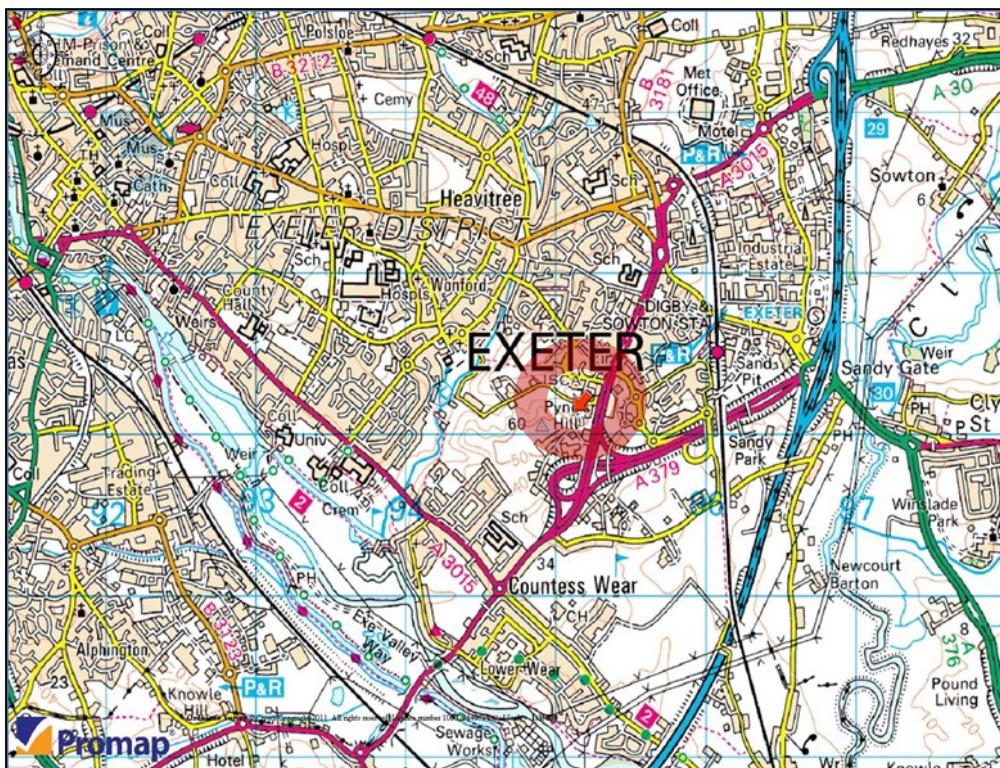
## Service charge

A service charge applies in respect of the costs of providing shared services, including lighting and cleaning of common parts, landscaping and buildings insurance. The amount payable by Suite 4 in the year ending 31.12.20 was £4,123.

## Furnishings

The ingoing tenant is offered the option of taking the suite in furnished condition, including all furniture currently in the suite as well as a photocopier (subject to the tenant adopting the maintenance contract for the copier).





### Exeter Office

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