



To let

Courtenay House, Pynes Hill, Rydon Lane, Exeter, Devon, EX2 5AZ

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Detached office building in prime office park location

5,127 sq.ft (476.3 sq.m) over two floors

Mainly open-plan, plus boardroom and private offices

Private 18-space car park

Fibre optic connection

To let: from £62,800 per annum

strattoncrebercommercial.co.uk

Location

Courtenay House 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

Courtenay House is a detached and self-contained office building, set on its own site which includes car parking to the front of the building, as well as mature landscaping.

The building is designed to provide flexible office layouts on ground and first floors, linked by means of a lobby/stairwell off which are WCs including disabled.

The offices are mostly open-plan, but one half of the ground floor is currently partitioned to form a boardroom, two private offices, a kitchen/staff room and a server room. The current layout is illustrated by the floor plans overleaf.

Features of the offices include:

- Suspended ceilings with recessed LED lighting;
- Ample power and data cabling, mostly via a wall-mounted trunking but with recessed floor boxes in some areas;
- Gas-fired central heating;
- Air conditioned server room;
- Intruder alarm and CCTV system.

Accommodation

Net internal areas:-

Ground floor:	2,530 sq ft	(235.0 sq m)
First floor:	2,597 sq ft	(241.3 sq m)
Total:	5,127 sq ft	(476.3 sq m)

Car parking

The building has its own car park which permits up to 18 cars to be parked without double parking.

Lease Terms - Assignment

An assignment of the current lease is offered, which is for a term expiring on 30th June 2025. The rent is **£62,800 per annum exclusive**, fixed until lease expiry.

Lease Terms - New lease

Alternatively, the Landlord is willing to grant a new lease on terms to be agreed.

Broadband connectivity

There is a dedicated fibre optic connection to the building, and the incoming occupier may adopt the contract.

A report on the broadband options available at this address, and the relative speeds they may offer, is available on request.

Business Rates

The property has a rateable value of £50,500 and the rates payable in the years 2020/21 and 2021/22 under are understood to be £25,199.50.

VAT

VAT is applicable to the rent.

Services

Mains water/drainage, gas and electric are connected and separately metered.

Energy Performance Certificate

Assessed in band C.

Legal Costs

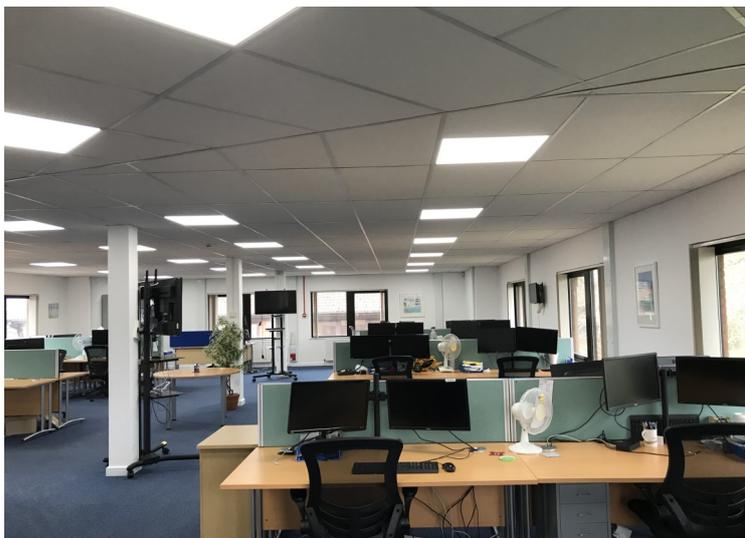
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole letting agents:

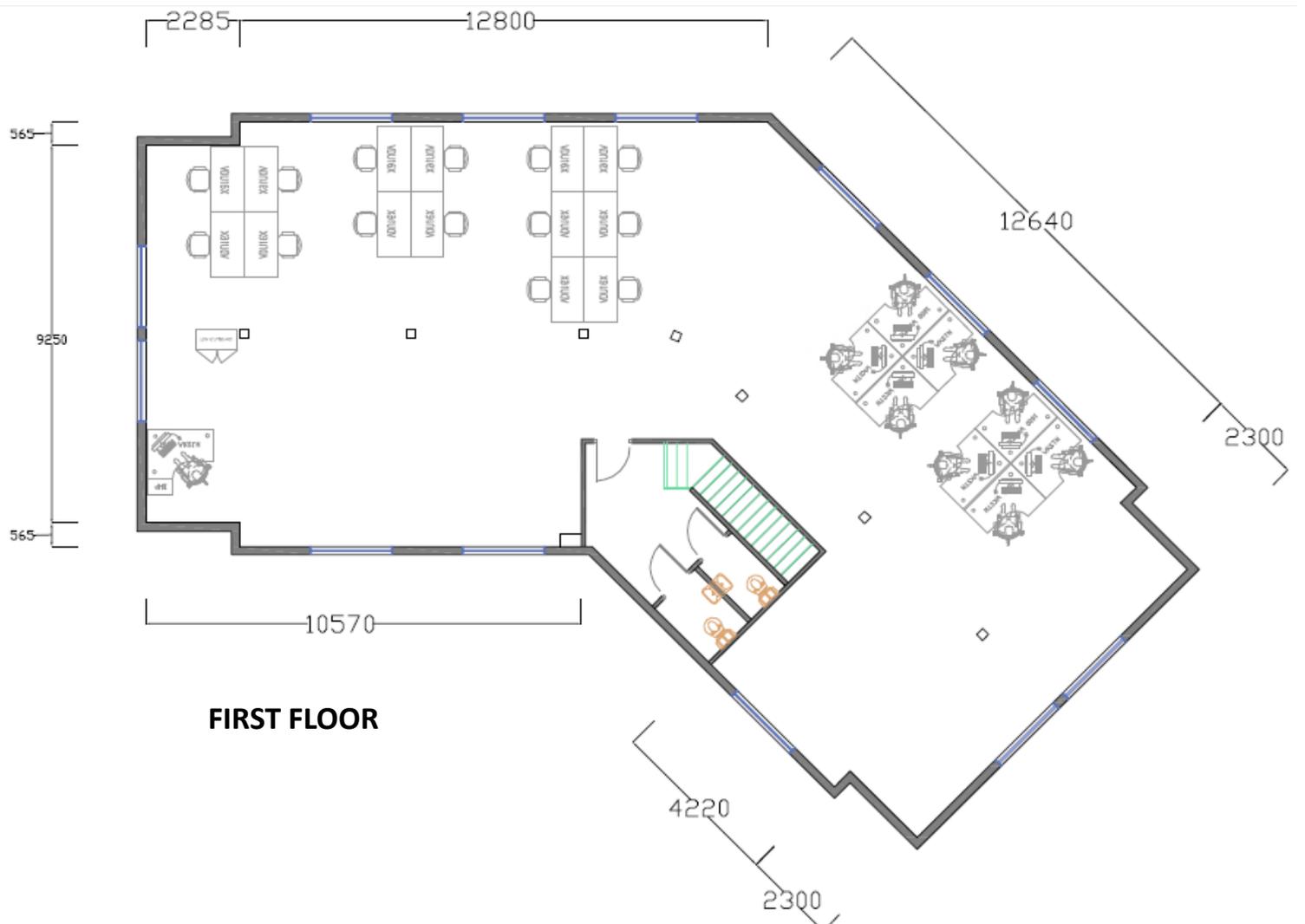
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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

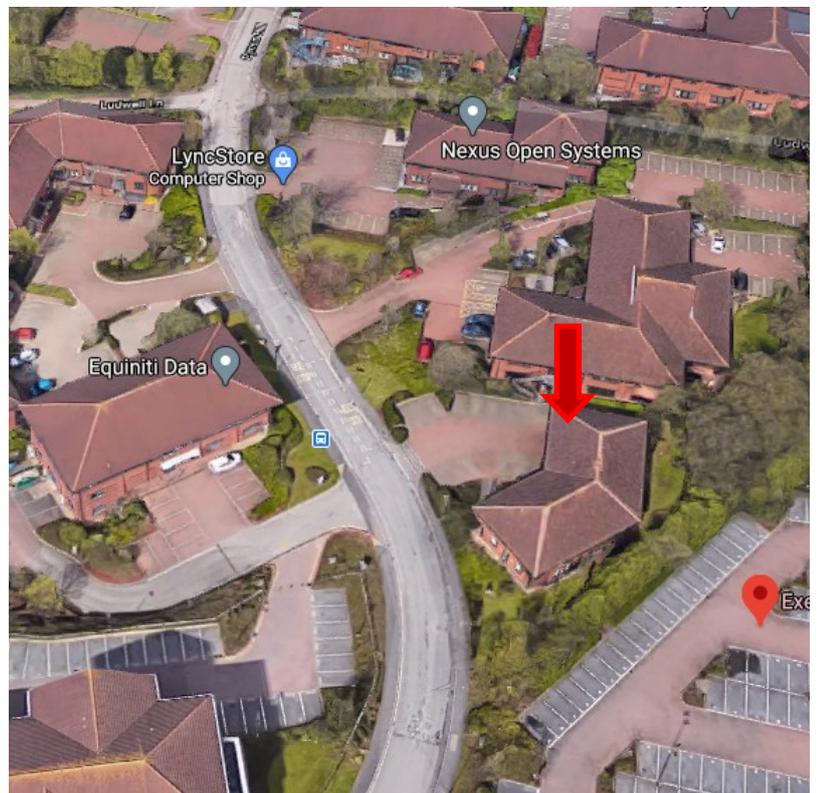
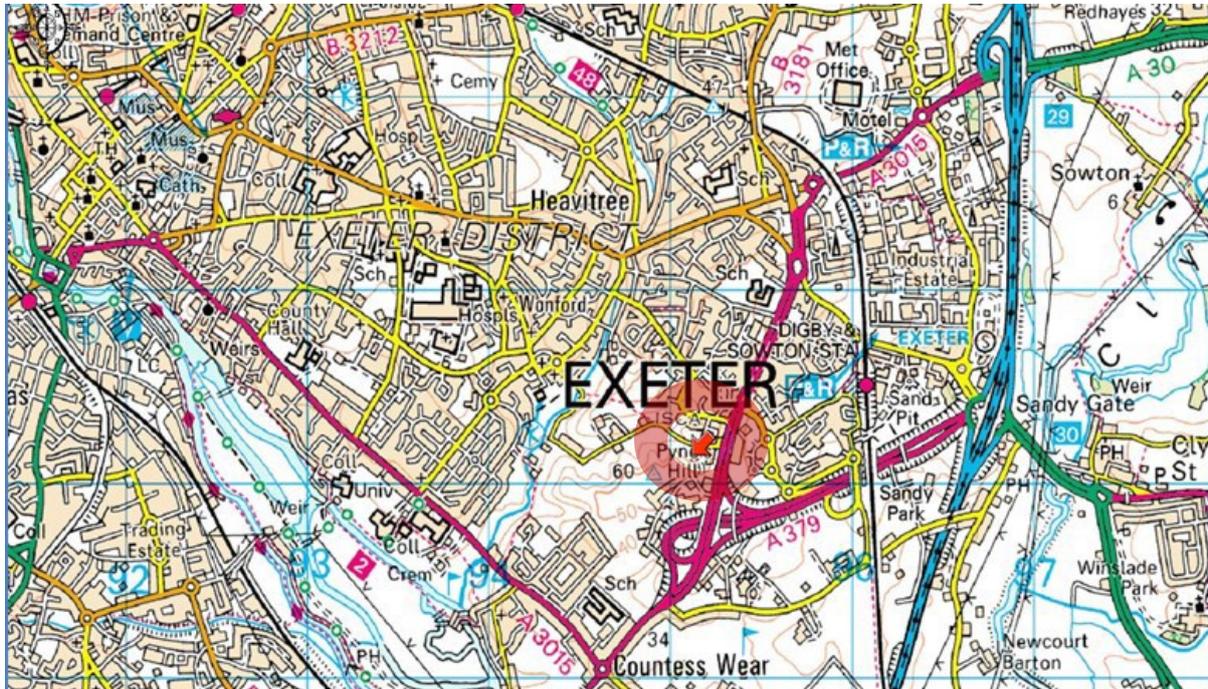




GROUND FLOOR



FIRST FLOOR



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.