

4,000 sq ft - 6,041 sq ft ( 372 - 561 sq m ) PART FIRST FLOOR OFFICE SUITE TO LET

# MILFORD HOUSE

RYDON LANE, PYNES HILL, EXETER EX2 5TH

**A LANDMARK BUILDING  
IN EXETER'S POLE POSITION**  
FULLY FITTED AND FLEX - SPACE OPTIONS AVAILABLE



- ◆ Gateway to Pynes Hill
- ◆ High Quality Accommodation
- ◆ Open Plan Flexible Floor Plates
- ◆ Occupiers incl. Cuckoo  
AJ Gallagher & Jurassic Fibre
- ◆ 24 Car Parking Spaces  
(incl. EV Charger)

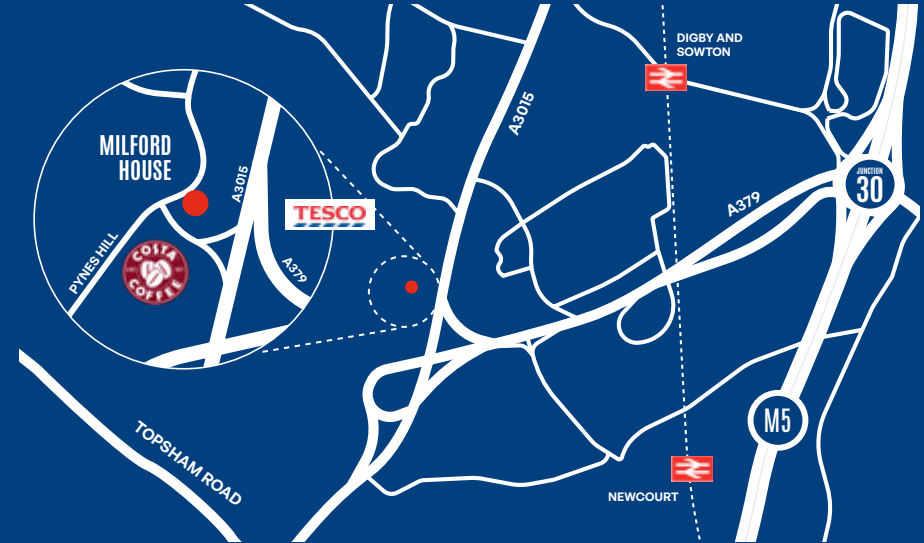


# LOCATION

Exeter is the regional and administrative centre for Devon and is one of the fastest growing cities in the UK. Milford House is situated in a prime and prominent position just off the A379 in the established office campus location of Pynes Hill less than 1 mile from Junction 30 of the M5 motorway and less than 3 miles from Exeter City Centre with regular bus links.

Pynes Hill is Exeter's premier office park. It benefits from having a new Costa Coffee at its entrance and being in close proximity to Rydon Lane Retail Park and Ludwell Valley Park, one of six Valley Parks managed by the Devon Wildlife Trust.

Other occupiers in the immediate location include Brewin Dolphin, Michelmores Solicitors, AXA and the NHS.



# ACCOMMODATION

High specification, refurbished building provides accommodation of a high quality and impressive design over three floors. The floorplate provides open plan accommodation with reception break out area offices boardroom and meeting room. The specification includes:

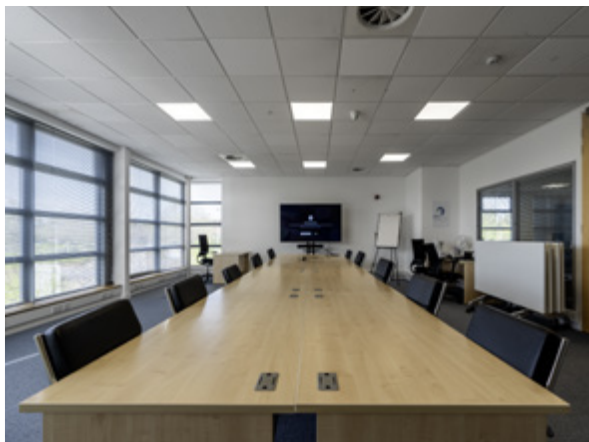
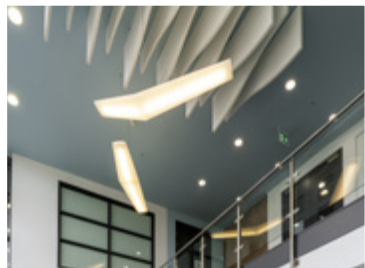
- ◆ Impressive double height entrance/reception
- ◆ Well configured floor plate with excellent natural light
- ◆ Far reaching views
- ◆ Suspended ceilings
- ◆ Air conditioning
- ◆ Anti-glare/LED light fittings
- ◆ Full access raised floors
- ◆ High specification male, female and disabled WCs on each floor
- ◆ Shower facilities on each floor and dedicated ground floor shower room
- ◆ Two passenger lifts
- ◆ Recently refurbished external seating / break out
- ◆ Cycle storage
- ◆ Dedicated EV chargers



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## ON-SITE CAR PARKING

24 on site parking spaces and one dedicated EV charger with shared visitor and disabled parking adjacent to the main entrance.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been carried out on this property (for the whole building) and the current performance band is showing as B (score of 50).

## TERMS

The accommodation is available by way of an assignment of the existing lease dated 30 June 2023 which is for a term of 10 years with an upwards only rent review from 30 June 2028 at a current rent of £52,858.75 per annum until 30 June 2024 increasing yearly as follows:

w.e.f	01 July 2024	£108,738.00	(£18.00 psf)
w.e.f	01 July 2025	£111,758.50	(£18.50 psf)
w.e.f	01 July 2026	£114,779.00	(£19.00 psf)
w.e.f	01 July 2027	£117,799.50	(£19.50 psf)

The base rent with effect from 01 July 2028 will be £120,820 per annum (£20.00 psf). There is a tenant only option to break the lease with effect from 30 June 2028.

The accommodation can be offered fully fitted and furnished and on a flexible short term lease. For further details contact the agents.

## BUSINESS RATES

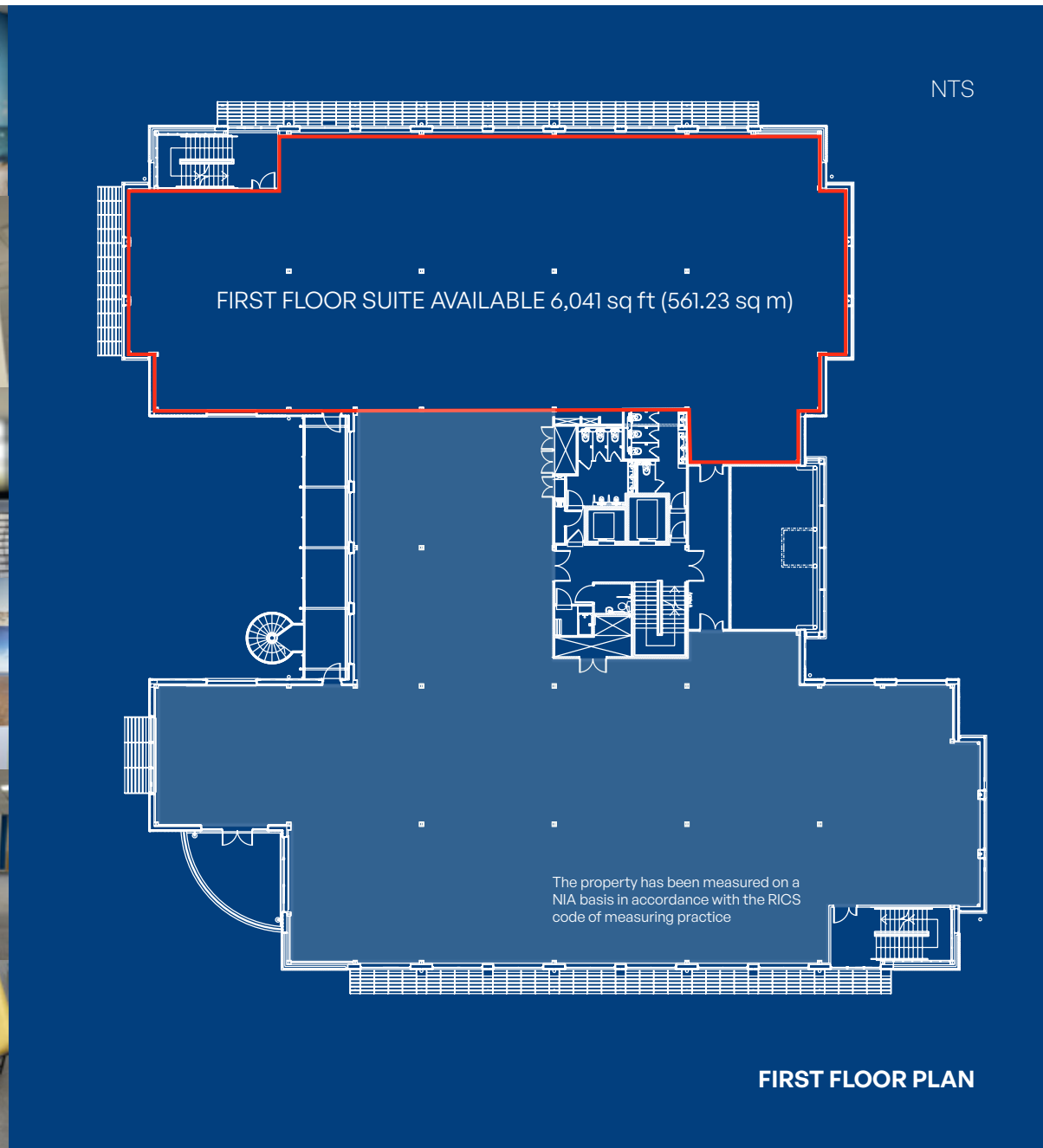
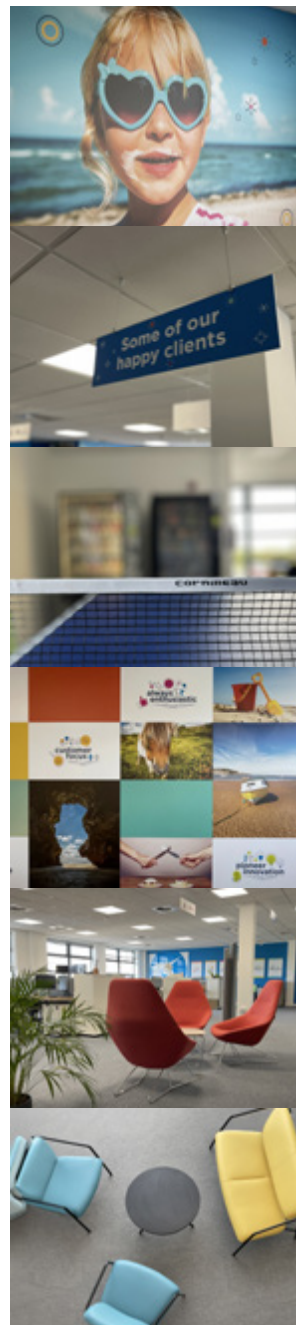
Details of rateable values which apply to the suites are available from the Agents. For confirmation of the rates payable you are advised to contact Exeter City Councils Business Rate department on 01392 265559.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VAT

All figures quoted are exclusive of VAT if applicable.



## FURTHER INFORMATION

Viewing and further information strictly by appointment only with the agent:



**Andrew Pearce**

07971 278386

ap@hectorpearce.com

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**HIGH QUALITY OFFICE SUITE TO LET**

**MILFORD HOUSE**

**PYNES HILL, EXETER EX2 5TH**

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