

INDUSTRIAL
OFFICE
RETAIL

TO LET

FIRST FLOOR OFFICE SUITE ON THIS SOUGHT AFTER OFFICE PARK WITH 10 CAR PARKING SPACES

First Floor Office of 205 sq.m (2,200 sq.ft) with 10 allocated parking spaces

FIRST FLOOR OFFICE SUITE, PART FIRST FLOOR LYNX HOUSE, PYNES HILL, EXETER, DEVON, EX2 5JL



An opportunity to take a new lease of part of the First Floor of this modern purpose built Office building on the popular Pynes Hill Office Campus on the edge of Exeter City Centre. This well presented office suite is currently arranged as an open plan office with 2 cellular offices plus a kitchen and storage area with shared toilets. To the front of the building are 10 allocated car parking spaces. The suite is available on a new flexible lease, full details are available on request from the Landlords sole agents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

Lynx House is located on the popular Pynes Hill Office Park, situated on the edge of Exeter just 1 mile from Junction 29 and junction 30 of the M5 motorway, and close to the junctions of the A30, A38 and A380 making this a very central and convenient location. Exeter City centre with its busy retail area and wide range of amenities are within easy reach, including a mainline railway station (St David's, Exeter - Paddington, London) together with a busy Regional and National airport closeby. Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45-minute catchment area.

This suite forms part of the First Floor of this modern Office Building which was completed to a good specification. This suite is located to the side and rear of the building with open views over the landscaping, and is accessed off a shared ground floor entrance lobby and first floor landing. The office suite offers spacious accommodation with windows to 3 elevations making this light and airy space. To the front is a shared courtyard with 10 allocated car parking spaces. The premises would suit a wide variety of occupiers.

ACCOMMODATION

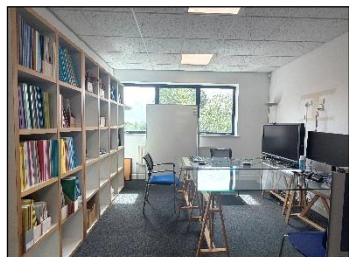
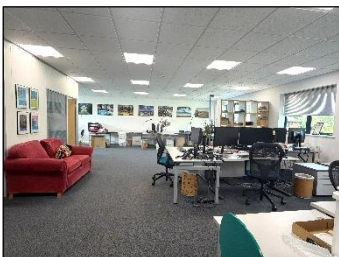
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Approached from the courtyard area via a glazed entrance door into a shared lobby with stairs leading to the first floor landing and part glazed entrance door with part glazed side panel to

Office No 1 18.08m x 9.19 (59'0" x 30'2") max

Open plan office area with windows to the front, side and rear elevations making this a light and airy space. Suspended ceiling with integrated LED lighting. Radiators as fitted. Carpeted. Floor boxes for power and data.



Leading off the main open plan space is the following...

Office No 2 5.31m x 5.06m (17'5" x 16'7") max

Dual aspect with views over the rear and side landscaping. Radiator. Suspended ceiling with integrated LED lighting. 2 glazed panels with integrated privacy blinds. Floor boxes for power and data.



Office No 3 4.18m x 4.03m (13'9" x 13'3") max

Window to the side elevation. Radiator. Carpeted. Suspended ceiling with LED panels. Glazed panel to the main office with glazed door.



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Kitchen / Staff Room

3.97m x 3.47m (13'0" x 11'5") max

Range of wall and base units with worktop and inset stainless steel sink unit and single drainer. Tiled splashbacks. Space for fridge under. Plumbing for dishwasher. Altro flooring. Glazed partition to main open plan office with integrated privacy blinds.



Office No 4

7.05m x 6.08m (23'2" x 19'10") max

Dual aspect windows to the side and rear. Carpeted. Suspended ceiling with integrated LED lighting. Glazed panels at high level to Office No 2 and inner corridor.

Office No 5

6.04m x 5.22m (19'10" x 17'1") max

Currently used as a store, but was previously an office or possible meeting / board room. Separate door to First Floor landing. Window to rear. Suspended ceiling with integrated strip lighting. In one corner is a comms cabinet with a wall mounted aircon unit.



Shared Toilets

Located off of the shared first floor landing with doors to

Gents Toilet

2 cubicles plus a urinal and 2 wash hand basins. Tiled floor and walls.

Ladies Toilet

2 WC cubicles plus a wash hand basin.

EXTERNALLY

To the front of the building is a courtyard area with 10 allocated car parking spaces.

BUSINESS RATES

Rateable Value: £34,000 (2026 Valuation)

For the Business rates payable, please contact Exeter City Council Business Rates Department (01392 277888)

RENT

A rent of £28,950 per annum (£13.15 per sq.ft) is sought for this spacious and well presented Office suite.

TENURE

The suite is available on a new 6 or 10 year FRI lease with a rent review at the mid-way point. A tenant only break clause can also be incorporated at the mid-way point if required. The lease will be contracted outside of the landlord and tenant act. The tenants will be required to reimburse the landlords for the Buildings Insurance premium.

RENT DEPOSIT

If a new lease is granted, a three months' rent deposit will be required by the landlords which will be held for the duration of the tenancy.

SERVICE CHARGE

A service charge is payable to cover the costs of the shared landscaping plus any shared services within the building to include the electricity, cleaning and lighting of the communal areas.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal costs, to include abortive costs, in setting up the new lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a full copy is available to download from our web site. The Rating is B 42

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful tenant will be required to provide proof of identity and address etc to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0915)



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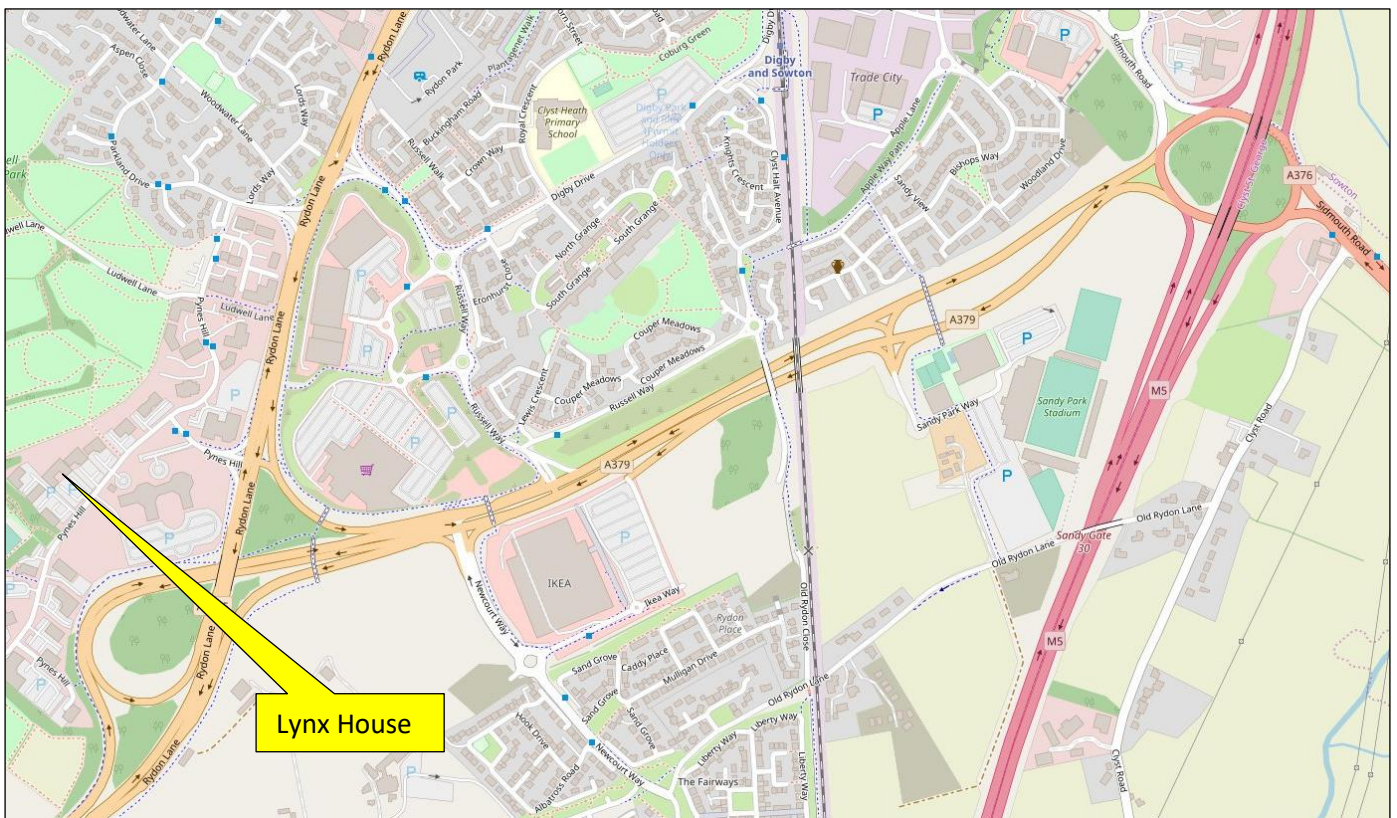
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