



6 Kew Court, Pynes Hill, Rydon Lane,
Exeter, Devon, EX2 5AZ

To let /
May sell

Viewing by prior appointment with
Jonathan Ling/ Orla Kislingbury

(01392) 202203

jonathan@sccexeter.co.uk

orla@sccexeter.co.uk

Self-contained office unit on two floors

Well configured floor plate

Good levels of natural light

1,715 sq.ft (159.32 sq.m)

6 dedicated parking spaces

To let: £25,000 per annum, plus VAT

strattoncrebercommercial.co.uk

Location

Kew Court is situated on the established Pynes Hill Office Campus. Pynes Hill is Exeter's premier office park. It benefits from having a 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 Devon Wildlife Trust. Other nearby occupiers include Brewin Dolphin, Michelmores Solicitors, NHS, A J Gallagher and Cuckoo Fibre.

Description

6 Kew Court is a self-contained end-terrace office building, with accommodation arranged on ground and first floor and benefitting from its own entrance and shared car park. It has been fitted out to offer high quality, largely open plan accommodation with a fitted tea point. The accommodation is accessed via a shared lobby, off which are WC's.

The specification includes suspended ceilings with recessed lighting, gas-fired central heating, and perimeter trunking providing ample power and data points linked to a server room.

Accommodation

Net internal areas as follows:

Ground floor:	874 sq.ft	(81.2 sq.m)
First floor:	841 sq.ft	(78.2 sq.m)
TOTAL:	1,715 sq.ft	(159.32 sq.m)

Parking

The unit is offered with a total of 6 dedicated parking spaces, some directly in front of the unit and others in a car park adjacent to Kew Court.

Freehold Terms

Please contact the agents.

Leasehold Terms

Offered by way of a new lease on a full repairing and insuring terms, rent payable quarterly in advance. Lease duration to be by agreement. Rent **£25,000 per annum plus VAT**.

Estate charge

An estate charge applies; details on request.

Business Rates

The property is currently subject to the following assessments:

Ground floor: Rateable value £12,000, rates payable in the year 2026/27 understood to be £5,184.00 before any applicable reliefs.

First floor: Rateable value £12,500, rates payable in the year 2026/27 understood to be £5,400.00 before any applicable reliefs.

There may be a further rates liability in respect of allocated parking spaces, and you are advised to make your own enquiries of Exeter City Council.

Transitional relief may reduce the amounts payable in the current year and you are advised to contact Exeter City Council in order to verify the above information and to enquire about applicable reliefs.

VAT

The property has been elected for VAT.

Energy Performance Certificate

Assessed in band B/41.

Legal Costs

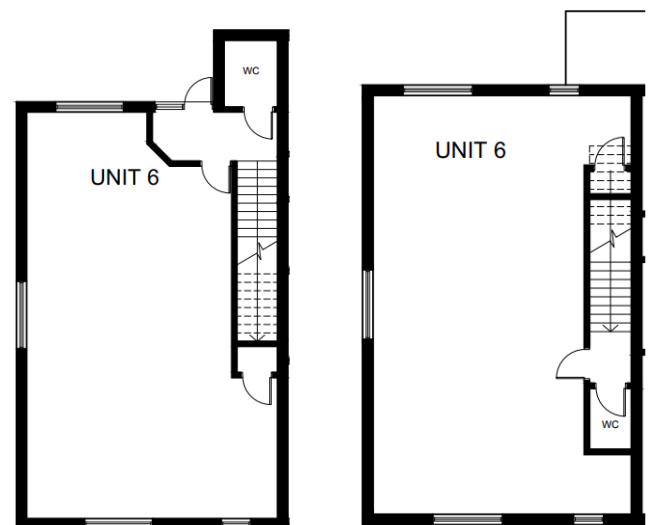
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

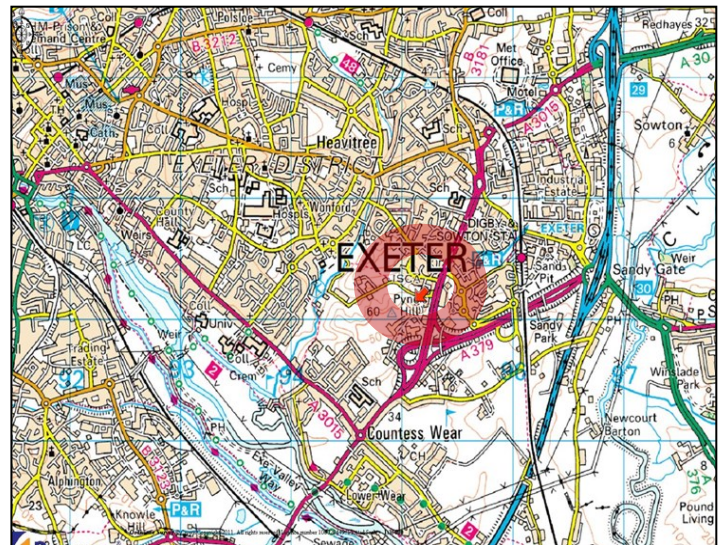
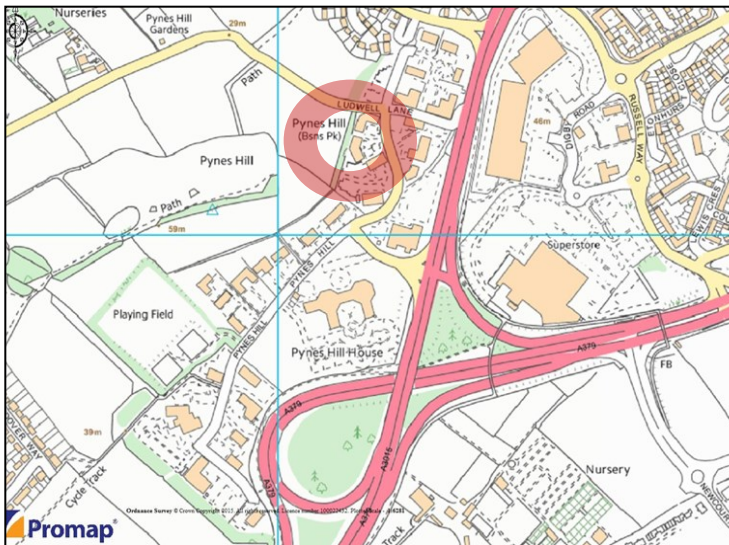
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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



GROUND FLOOR PLAN

FIRST FLOOR PLAN



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

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.