



Milford House (Second floor), Rydon Lane, Pynes Hill, Exeter, Devon, EX2 5TH
Prime office park location | 13,057 sq ft (1,213 sq.m) | High quality fit-out | 52 parking spaces inc. 2 EV chargers

Available by way of lease assignment

LOCATION

Milford 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.

Occupiers at Pynes Hill include Michelmores Solicitors, NHS, and National Farmers Union.

DESCRIPTION

A fully fitted suite on the second floor of a modern detached office building.

The suite offers high quality space predominantly open plan complemented well by multiple breakout areas. The suite also benefits from several well appointed boardrooms and a number of private meeting rooms. In addition to two kitchen facilities.

ACCOMMODATION

Net Internal Area approx. 13,057 sq ft (1,213 sq.m)

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Assessed in band B (50). Contact the agent for further details.

ON SITE PARKING

52 on site parking spaces (including 2 dedicated EV chargers) with shared visitor and disabled parking adjacent to the main entrance.



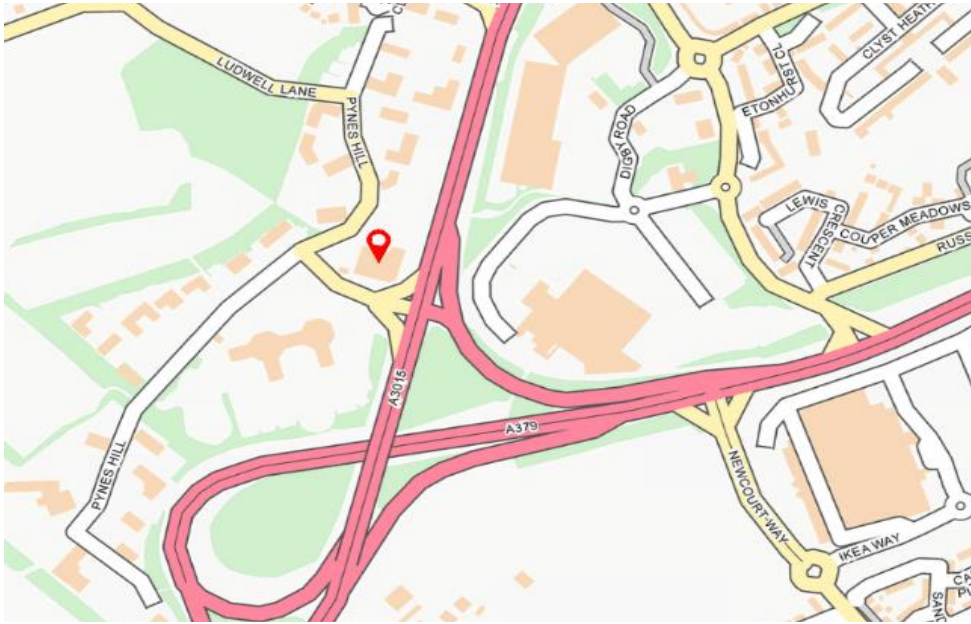


ACCOMMODATION SPECIFICATION

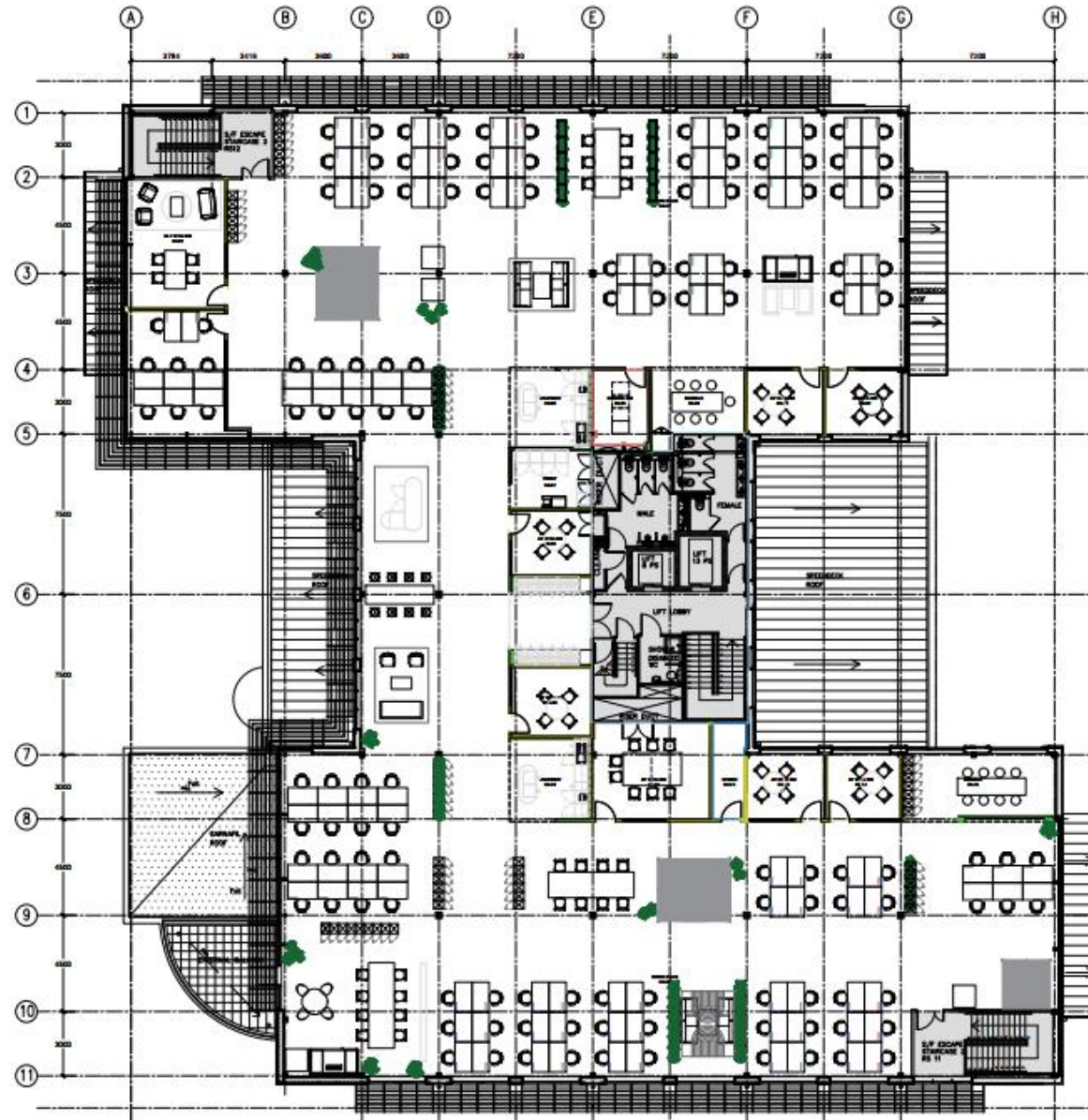
The accommodation has had the benefit of a full service fit out provided by Bespa, which includes the following specification:

- Space designed to be used in zones.
- Meeting rooms with a double boarded acoustic construction with enhanced acoustic glazing and doors to achieve minimal sound transfer and keep privacy levels high.
- The tea points have been designed to offer a high level of accessibility with wheelchair friendly arrangement.
- A variety of collaboration spaces in the form of large open areas and breakout spaces allow staff to spend time away from their workstation to work in a less formal environment.
- Meeting rooms with integrated AV provide a facility for formal meetings and department catch-ups.
- Clever use of acoustic paneling accommodates AV equipment, with wall finishes in soft tones providing a light and uplifting atmosphere.
- Freestanding acoustic booths provide a facility for quiet focus.





FLOOR PLAN



For illustrative purposes—not to be relied upon or scaled from

PROPOSAL

The accommodation is available by way of an assignment of the existing lease expiring 23 September 2037 with a rent review to £252,837 per annum effective from 23 September 2026. The lease also contains an open market rent review in December 2027 and December 2032.

Passing rent: £246,354 per annum.

The lease also provides tenant breaks in December 2027 and February 2032.

VAT

All figures are quoted exclusive of VAT.

BUSINESS RATES

The property has a rateable value of £159,000 and the rates payable in the year of 2025/26 are understood to be £87,450.

Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council.

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Further information and viewings via sole agents:

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

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