

alderking

PROPERTY CONSULTANTS

FOR SALE/ TO LET

Unit 2 Providence Court

Pynes Hill, Exeter, EX2 5JL

Newly Refurbished First Floor Offices – 953 sq ft net approx.
GF Let until 31/12/25 (988 sq ft net approx.)

YEAR 1 RENT
REDUCED TO
£6,000

RWP



SWPCF

Location

The property is situated on Exeter's premier office campus, Pynes Hill, situated on the eastern periphery of Exeter, backing onto Ludwell Valley Park and accessed off Rydon Lane. Pynes Hill is approximately 1 mile from the M5 (Junction 30) and 2 miles from Exeter city centre, with excellent cycle connections.

Providence Court is a modern mid-terraced office unit within a development of six office buildings, set around its own car park.

Nearby occupiers include the NFU, the NHS, Michelmores Solicitors, Bertram Fairbanks solicitors, Jurassic Fibre as well as our own office.

M5



1 mile

City Centre



3 miles

Railway station



Bus Stop



Accommodation

Description

Unit 2 is a self-contained office building with office suites on ground and first floors. The first-floor suite is currently available, and features include:

- Gas fired central heating
- Suspended ceiling with category-2 lighting
- Raised flooring with power and telecom points
- Kitchen facilities within the suite
- Fire alarm and security alarm systems
- Intercom entry system
- Full network cabling to server cabinet

Parking

The accommodation has a total of 4 available parking spaces.

An additional 4 spaces are occupied by the ground floor tenants.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
First floor suite	953	88.5
GF suite (LET)	988	91.8
TOTAL	1,941	180.3

Fully accessible raised floors



Suspended ceilings



Onsite parking



Kitchen facilities



WC facilities



Terms

Tenancy

The ground floor is let on a full repairing lease to The Robinson White Partnership Limited for a term of 4 years, ending on, and including 31st December 2025.

Covenant

The Robinson White Partnership (Company No. 04034283) are rated 86 "Very Low Risk" on Creditsafe with a net worth of £676,146 at 30/04/2023.

Lease/Purchase Terms

The first-floor office suite is offered by way of a new lease, on contributory full repairing and insuring terms. Other lease terms to be by negotiation. The Freehold interest in the whole property is also available.

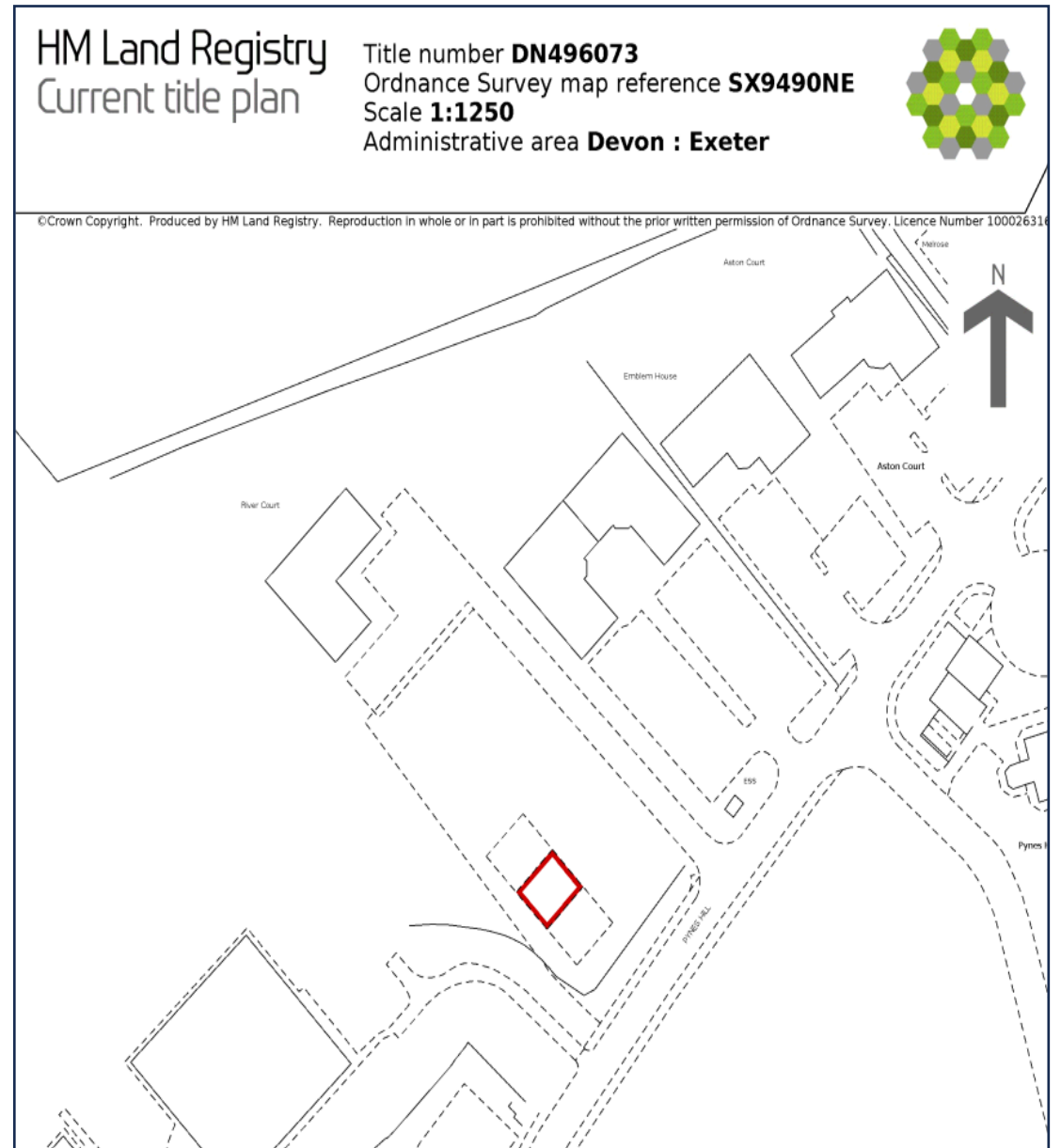
Rent/ Purchase Price

The office suite is offered to let at a reduced rent of £6,000 for the first year, rising to £10,000 per annum exclusive of VAT.

Or the whole property is available for purchase at £300,000 + VAT.

A service charge applies in respect of the landlord's costs of maintaining and insuring the building and provision of utilities to the common areas.

Further details are available on request.



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 265223 or [Exeter City Council](#)

Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

From information enquiries of the VOA website the property has the following assessment:

Description	Offices and Premises
Rateable value April 2023	£13,500

Energy Performance Certificate

The EPC Rating is B 32 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: NS/JS/97947
Date: June 2024
Subject to Contract



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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

