

Belvedere



House

Woodwater Park
Pynes Hill, Exeter



2,347 sq ft (218 sq m)



Open plan office with 12 allocated
parking spaces

TO LET



DESCRIPTION

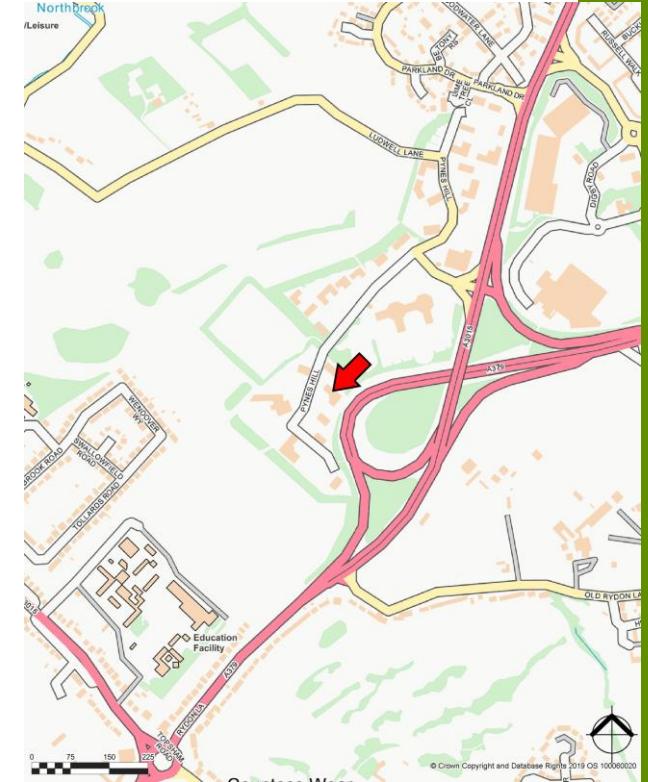
An opportunity to take a sub lease of part of the first floor of this substantial and well-located Office building on the popular Pynes Hill Office Campus on the edge of Exeter City Centre. This newly fitted suite has the shared use of two ground floor meeting room together with 12 allocated car parking spaces plus the shared use of 2 electric car charging bays.

- Open plan space with meeting room
- Suspended ceiling incorporating recessed LED lighting
- VRV comfort cooling
- Flexible term
- 12 allocated car parking spaces

There is a common ground floor entrance hall which has also recently been refurbished.

LOCATION

Woodwater Park is the final extension of development land at Pynes Hill Office Campus and is conveniently situated for Junction 29 and 30 of the M5 motorway and within two miles of Exeter City Centre.



RATES

The suite is not currently separately assessed for Business Rates, so the tenants will be required to pay a proportion of the business rates charged for the whole. The current estimate for the Rates payable is £15,856 per annum.

LEGAL COSTS

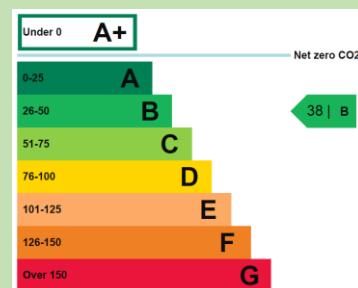
Each party to bear the costs incurred in the transaction.

TERMS

A new sub lease is available for a term of just over three years to expire on the 14th February 2027 on an effective FRI basis by way of a service charge. The lease will be contracted outside of the landlord and tenant act.

EPC

B: 38



ACCOMMODATION

The accommodation comprises the following areas, measuring in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

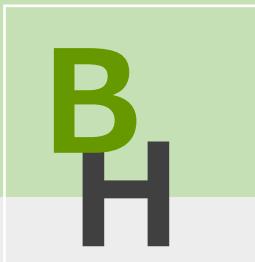
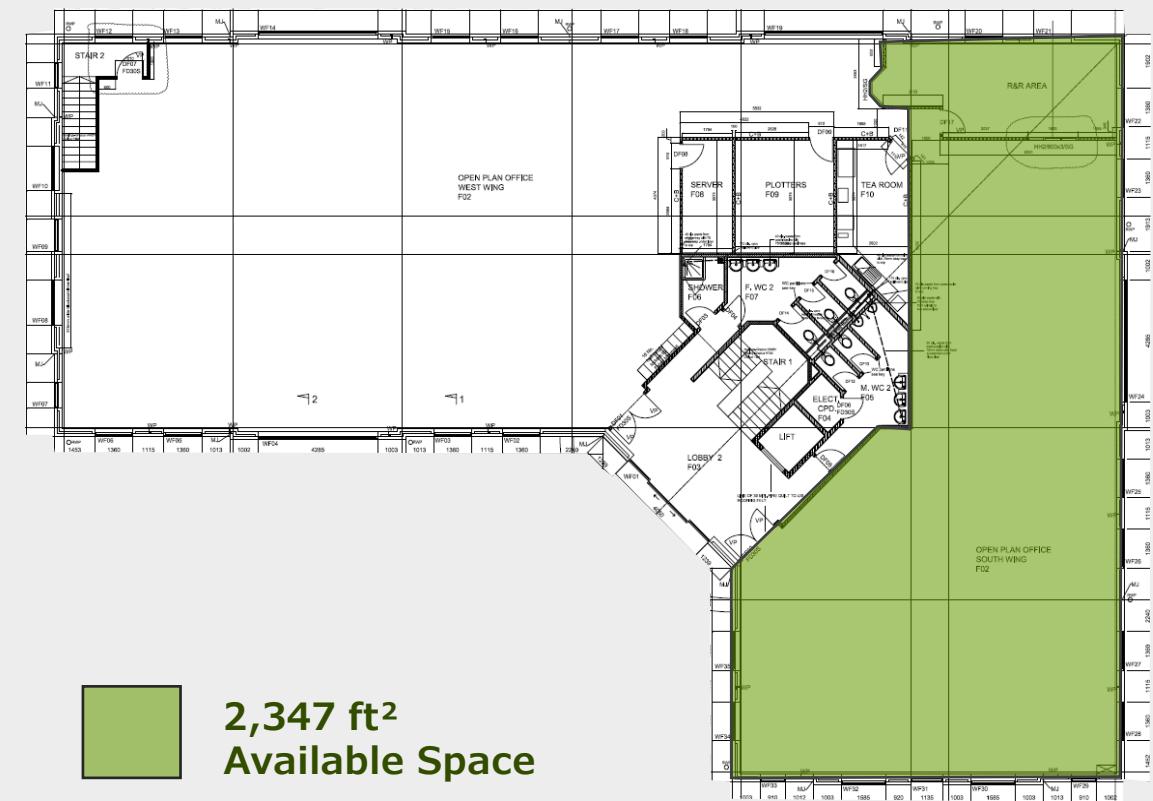
Floor	m ²	ft ²	Parking
Part First Floor	218	2,347	12



ANTI – MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the seller's / landlord's agent(s).

This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.





VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents:

DISCLAIMER

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