



WOODWATER HOUSE

PYNES HILL EXETER EX2 5WR

TO LET

Grade A detached office building arranged over four storeys with full height atrium

10,000 – 20,000 sq ft
(929 – 1,858 sq m)





DESCRIPTION

The property is a modern, Grade A detached office building arranged over four storeys with surrounding car parking and landscaped grounds.

The building was originally constructed in 2004 and subsequently extended in 2006. The construction incorporates a steel frame with concrete block elevations and brick outer cladding.

The property is situated on a generous site of 2.79 acres (1.13 hectares) and is therefore capable of supporting future extension or greater capacity in the future.

The site is landscaped and provides two main car parking areas providing a total of 200 car parking spaces reflecting a generous ratio of 1:247 sq ft.

The reception area provides a full height atrium. The office areas have carpet covered full access raised floors, modern specification LG7 equivalent lighting and air conditioning providing comfort cooling and heating via a VRBII system.

There are male, female and disabled facilities on each level within the main core. There are two 12 person/900kg Kone passenger lifts serving all floors.



SPECIFICATION



Staffed reception desk and double height entrance foyer



Air-conditioning



Male, female and disabled WCs on each floor



Landscaped external grounds and seating areas



Visitor parking and EV charging bays available



Showers



Full access raised floors



Suspended ceilings with inset lighting



Gymnasium



4 passenger lifts

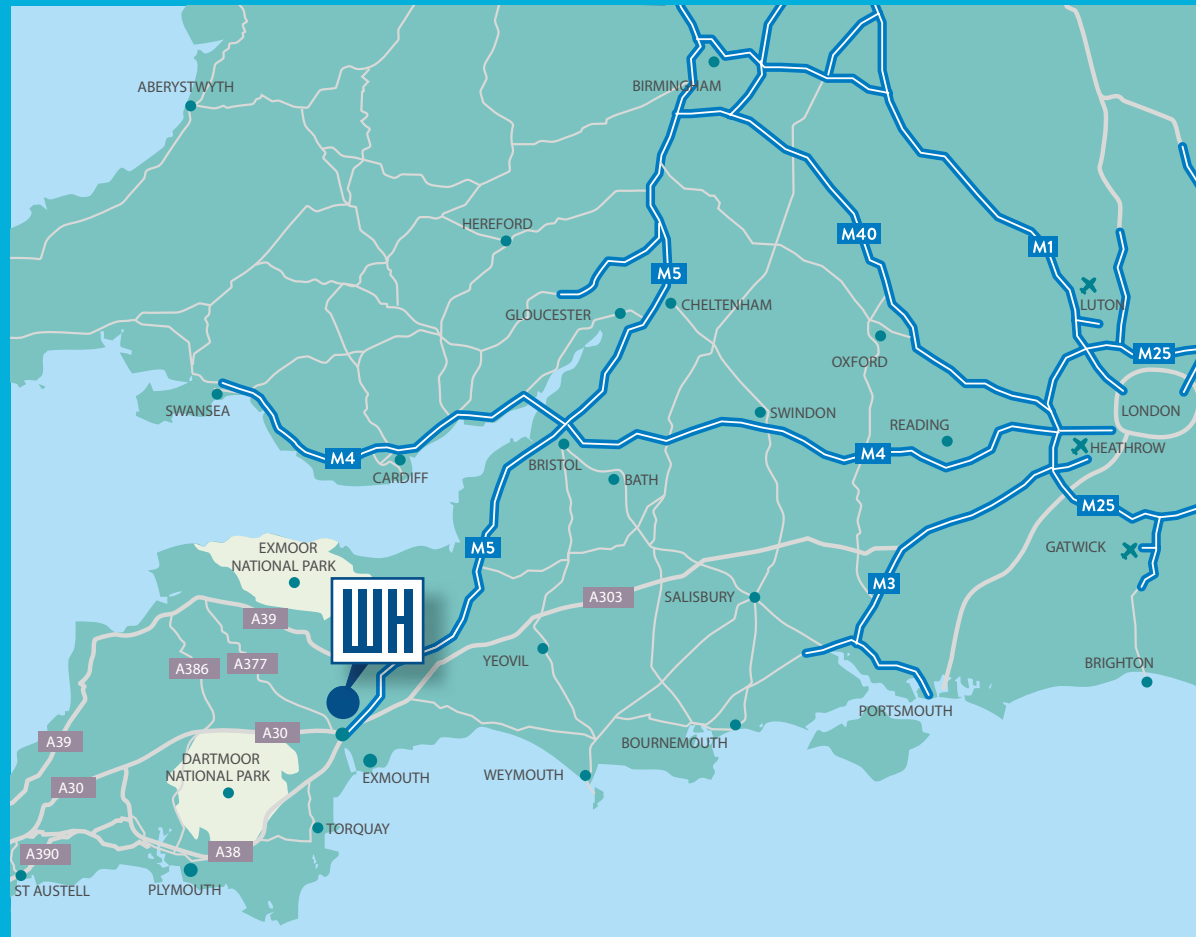
LOCATION

Exeter is a historic Cathedral and University City located in the south west of England. Exeter is the principle commercial centre of Devon and has an estimated population of 124,000 and a catchment of approximately 300,000.

Exeter is projected to be one of the UK's fastest growing cities and is consistently rated as one of the UK's best places to live. The city is increasingly popular with businesses and organisations and there are approximately 100,000 employees within Exeter. Significant employers in the city include EDF Energy, Fly-Be, Goodridge, Met Office, Pennon Group, Sitel, Thomson Reuters and the University of Exeter.

Between 2011 and 2016 over £500 million has been invested in the city and significant investments have been made in infrastructure including roads, cycle paths, new railway stations and improved flood protection schemes and investment has also been made in new housing and university facilities.

Exeter University is one of the top Russell Group universities in the UK with approximately 18,000 students.



COMMUNICATIONS



ROAD

Exeter is accessed from Junctions 29, 30 and 31 of the M5, with the A377, A3015, B3183 and B3212 serving the city centre. The M5 connects the south west region to the national motorway network.

DRIVE TIMES

City	Distance	Drive Time
London	200 miles	3 hrs 45 mins
Bristol	83 miles	1 hr 30 mins
Birmingham	173 miles	3 hrs
Manchester	240 miles	4 hrs 30 mins



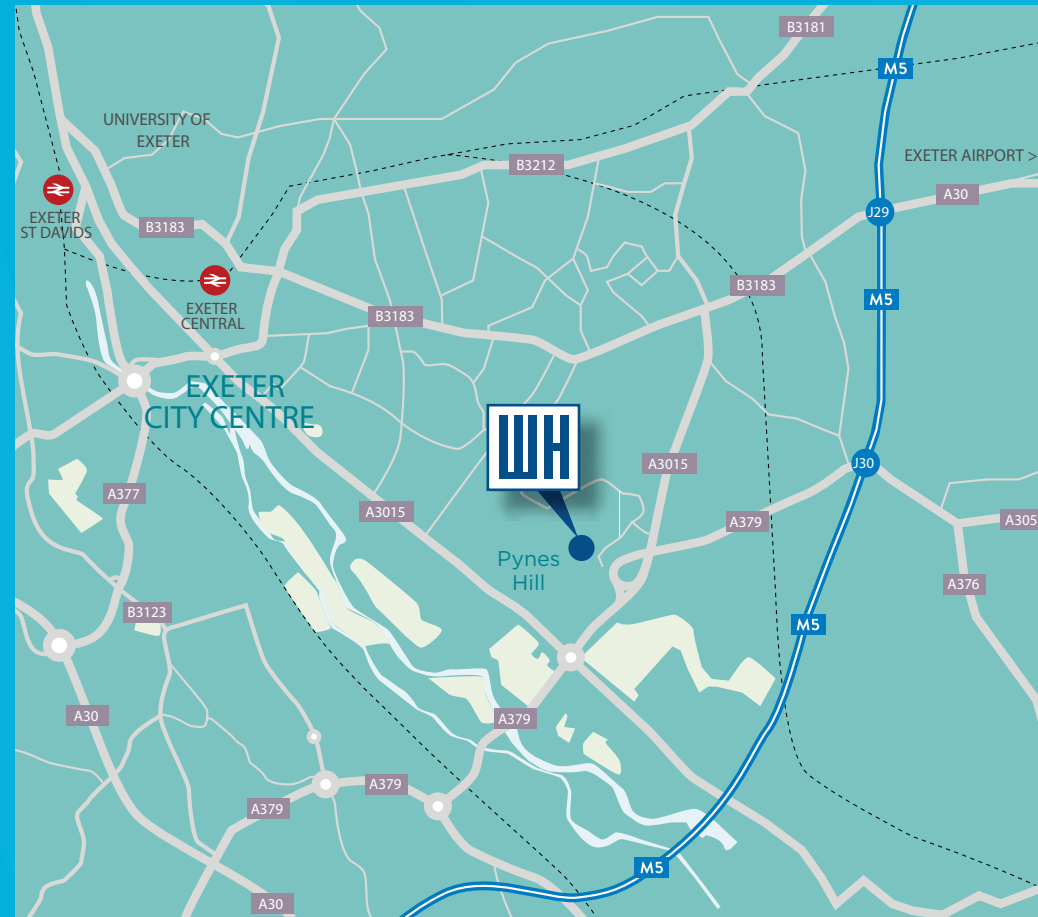
RAIL

Exeter's main railway station, Exeter St David's, provides a direct service to London Paddington. Rail services from St David's to London Paddington run approximately twice an hour with a journey time of 2 hours 20 minutes.



AIR

Exeter Airport is located 5 miles to the east of Exeter city centre and approximately one million passengers travel through Exeter Airport each year. There are direct flights to major European cities including Amsterdam, Paris, Dublin and Geneva as well as more than 10 UK airports. There are direct daily flights into London City Airport.





SITUATION

The property is located on Pynes Hill Business Park, one of Exeter's main out of town business parks. Pynes Hill is situated on the eastern outskirts of Exeter city centre and benefits from easy access to the M5 motorway at Junction 30 and the A38 to Plymouth and the A30 to west Devon and Cornwall.

Major occupiers in this Park include Babcock, Capita, NHS Trust and Micros System UK. Other occupiers in the immediate location include RBS/Coutts, Brewin Dolphin, Francis Clarke, the NFU and Bishop Fleming.

The property is situated close to a Tesco Extra superstore and Rydon Lane Retail

Park. Pynes Hill was Exeter's first out of town business park and Eagle One developed over 250,000 sq ft of office accommodation throughout the 1980s and 1990s.

Woodwater House benefits from a south facing aspect with views of the Exe Estuary and Haldon Hills.



WOODWATER HOUSE

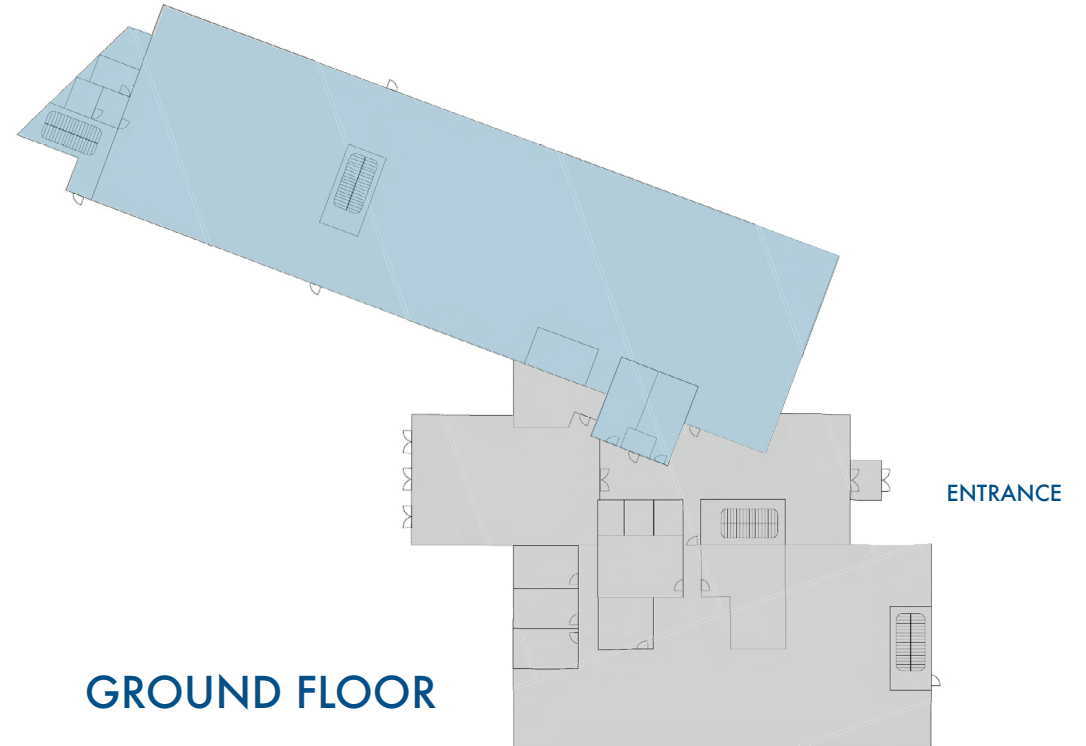
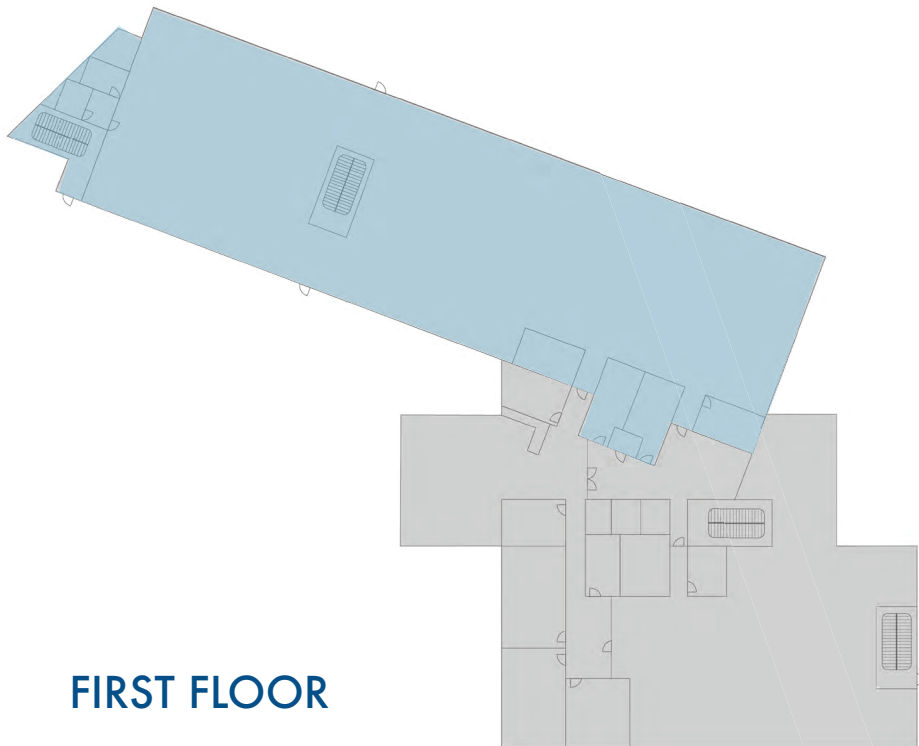
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ACCOMMODATION

FLOOR	DESCRIPTION	SQ FT	SQ M
First	Offices	10,000	929
Ground	Offices	10,000	929
TOTAL (NIA)		20,000	1,858



TERMS

The accommodation is available to let as a whole or in suites on the basis of new effectively FRI leases direct from the landlord for a period to be agreed.

RENTAL

Details of the quoting rent are available on request from the sole agents.

BUSINESS RATES

To be reassessed.

EPC

An EPC will be provided, details available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. LSH Hollister HD2643 01/26

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation requires 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 landlord's agent. 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

Please contact the sole agents for any further information, or to arrange a viewing.

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