



Rydon House, Pynes Hill, Exeter, Devon, EX2 5AZ

Prime office park location | 6,041 (561 sq.m) | High quality fit-out | 23 on-site parking spaces

To Let - new lease

strattoncrebercommercial.co.uk

LOCATION

Rydon House is situated on the Pynes Hill office campus, Exeter's premier office park. It is accessed off Rydon Lane approximately 1 mile from Junctions 29 and 30 of the M5 (around 1.5 miles from Junction 30). 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.

DESCRIPTION

Rydon House is a detached, two-storey office building, on its own site which offers up to 23 parking spaces.

The building is capable of being entirely open-plan but is currently fitted out with demountable partitions as shown in the floor plans overleaf.

The specification of the office areas includes gas-fired central heating, suspended ceilings with recessed LED lighting, and ample power and data sockets.

There are kitchen and WC facilities on both floors, plus showers on the ground floor.

ACCOMMODATION

Net Internal Areas as follows:

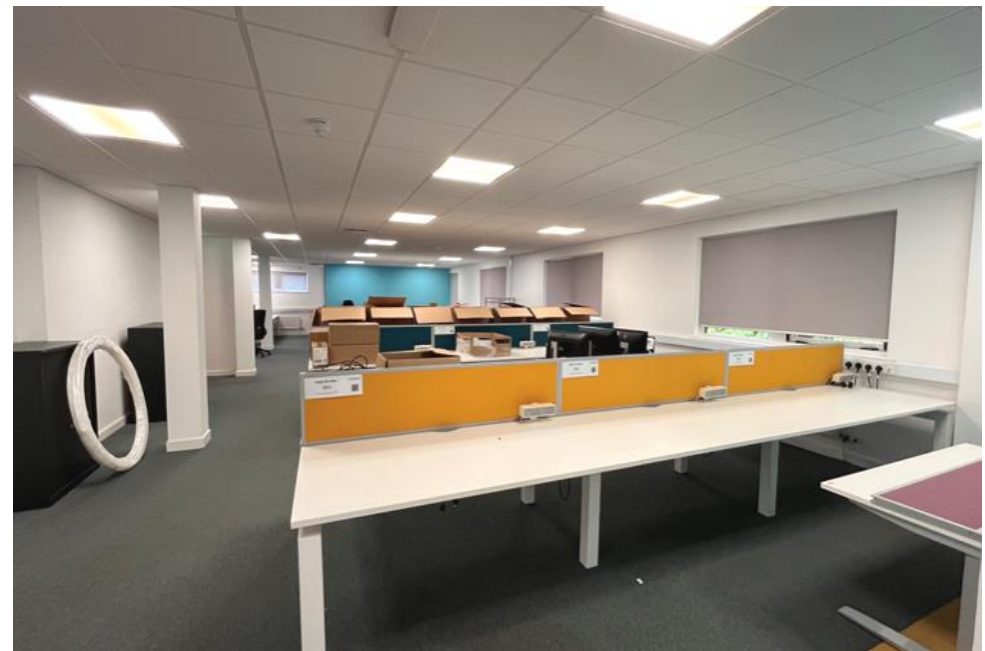
Ground floor: 3,636 sq.ft / 337.8 sq.m

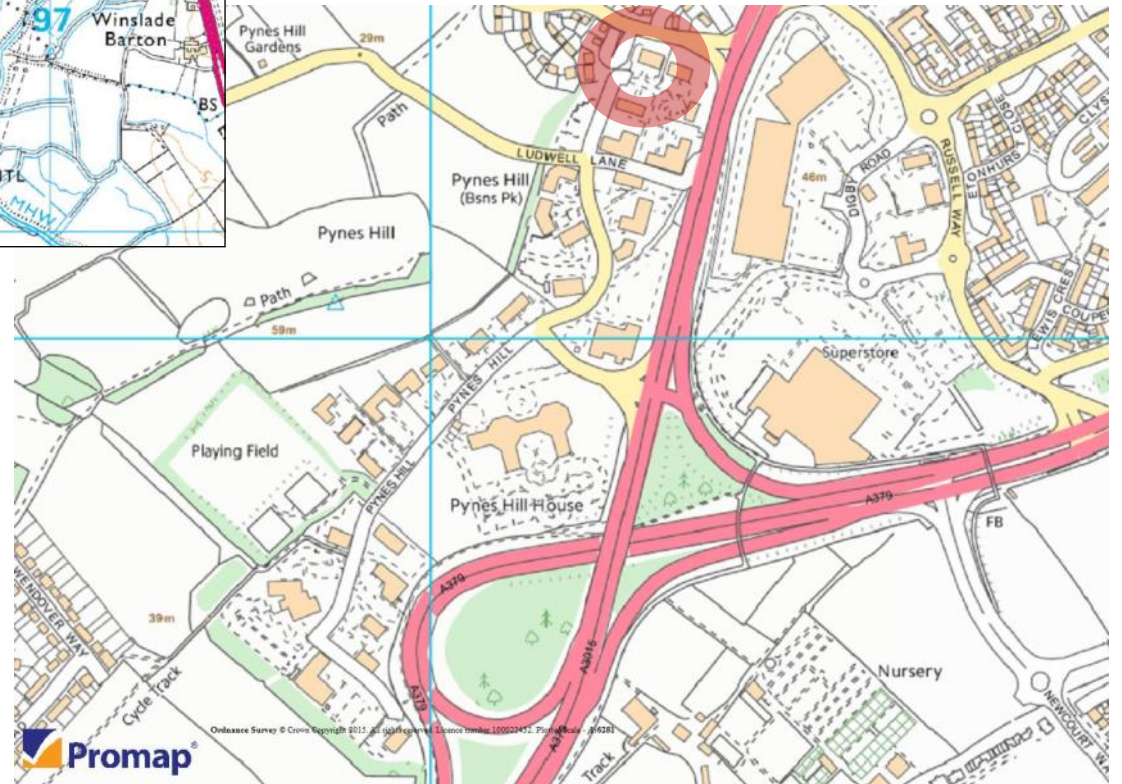
First floor: 2,405 sq.ft / 223.4 sq.m

TOTAL: 6,041 sq.ft / 561.2 sq.m

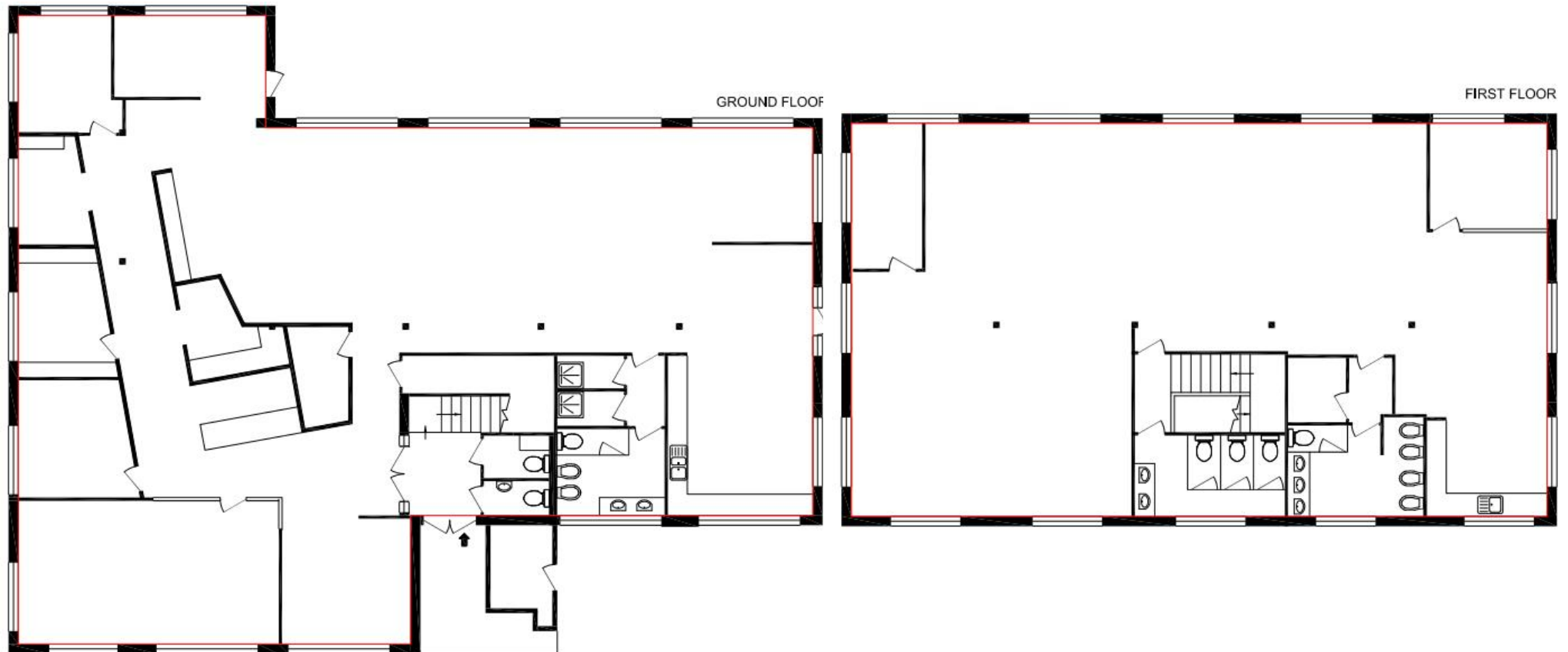
ENERGY PERFORMANCE CERTIFICATES (EPCs)

Assessed in band C (51). Contact the agent for further details.





FLOOR PLANS



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

PROPOSAL

Offered by way of a new lease on full repairing and insuring terms. The initial annual rent is £85,000 exclusive, and other terms are by negotiation.

VAT

All figures are quoted exclusive of VAT.

BUSINESS RATES

The property has a rateable value of £85,000 and the rates payable in the year of 2026/27 are understood to be £40,800.

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 prospective tenant 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

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

Or

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