

**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Rosemoor Court

Pynes Hill, Exeter, EX2 5TU

Fully Refurbished Ground Floor Office – 1,971 sq. ft net approx.

# Location

Rosemoor Court is situated within the established Pynes Hill Business Park, one of Exeter's premier office locations on the eastern side of the city.

The property benefits from outstanding connectivity, being conveniently located just off the A379 and A3015, with easy access to Junction 30 of the M5 motorway.

Exeter city centre is within a short drive, while Exeter St David's, Exeter Central and Digby & Sowton railway stations provide regular regional and national rail services.

A variety of amenities are available nearby, including a Costa café and Drive Thru which is just a 1–2-minute walk away. The Rydon Lane Retail Park is also nearby and benefits from a Tesco Superstore and petrol station, a variety of stores such as Curry's, B&M and Hobbycraft, and fast-food restaurants such as KFC, McDonalds and Taco Bell.

**Bus Stop**



**2-minute walk**

**M5**

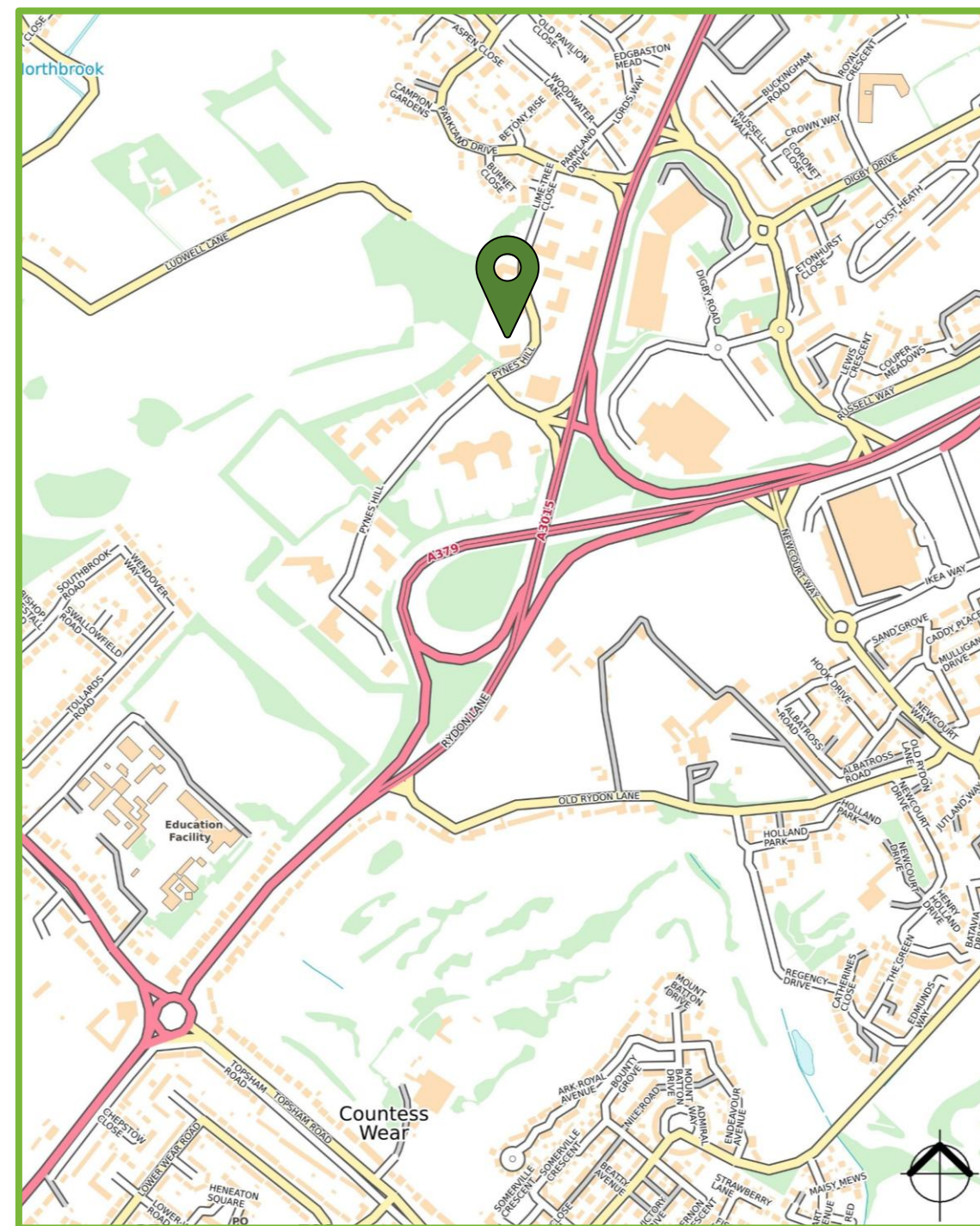


**1.4 miles northeast**

**Exeter**



**3 miles**



# Accommodation

### Description

The available offices form part of the ground floor of the building, which has recently undergone subdivision and full refurbishment, providing accommodation to a very high standard.

Internally, the office benefits from an open plan layout with a separate kitchen and breakout room, as well as:

- LED lighting
- Air-conditioning
- Integrated dishwasher
- New carpet throughout.

### Parking

The accommodation has a total of 8 available parking spaces.

### 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         |
|--------------|--------------|---------------|
| GF office    | 1,971        | 183.13        |
| <b>TOTAL</b> | <b>1,971</b> | <b>183.13</b> |

Suspended  
ceilings



Air  
Conditioning



Onsite  
parking



Recessed  
lighting



Kitchenette



WC facilities



# Planning | Rates | EPC | Terms

## Planning

We are verbally 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 277888 or [Exeter City Council](#)

## Business Rates

Rateable value (from 1<sup>st</sup> April 2026): **£29,500**

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. [Summary valuation - Valuation Office Agency - GOV.UK](#)

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

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

## Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £32,521 per annum exclusive of VAT.

## 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. 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:



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**AK Ref:** DS/102550    **Date:** 06/2026    **Subject to Contract**



**COMMERCIAL  
AGENCY**



**INVESTMENT**



**BUILDING  
SERVICES**



**PLANNING**



**RESIDENTIAL  
DEVELOPMENT**



**PROFESSIONAL  
SERVICES**



**MANAGEMENT  
SERVICES**



**ASSET  
RECOVERY**

## Important Notice

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### 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.



