



Suite B, Tourism House, Pynes Hill, Rydon Lane, Exeter, Devon, EX2 5WS

Ground floor office suite in modern building

756 sq.ft (70.2 sq.m)

3 dedicated parking spaces plus shared visitor spaces

To let: £12,000 p.a.

Viewing by prior appointment
with Jonathan Ling /
Orla Kislingbury

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Location

Tourism House is situated on the established Pynes Hill Office Campus, which is accessed off Rydon Lane approximately 1 mile from Junctions 29 and 30 of the M5. 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

Tourism House is multi-let office building where occupiers include insurance brokers Rothwell & Towler and publishers David & Charles. The building is set on a site offering mature landscaping and ample parking. The building is adapted for disabled access and has spacious common areas.

Suite B is on the ground floor, with access off the entrance lobby and has shared use of male, female and disabled WCs as well as a shower room. The suite is currently laid out as an open plan office space plus meeting room formed of glazed partitioning and a kitchen leading off the main office. Double doors open onto a small conservatory with a door leading from the car park, which could be used for deliveries and dispatch. See floor plan overleaf. All walls within the suite are non-structural and the layout can be altered to suit occupiers' requirements.

Features of the offices include:

- Suspended ceilings with LED lighting;
- Floor boxes offering power and data sockets, plus additional wall-mounted sockets;
- Gas-fired central heating.

Externally the suite has 3 allocated parking spaces, plus shared use of visitor spaces in front of the building.

Accommodation

Net internal area of 756 sq ft (70.2 sq m).

Lease Terms

The suite is offered by way of a new lease on contributory full repairing and insuring terms (subject to a service charge). The initial annual rent is **£12,000 exclusive**. Other lease terms by negotiation.

Service charge

The landlord re-charges the costs of providing shared services, including heating to the suite, lighting and cleaning of common parts, landscaping and buildings insurance.

Business Rates

The unit and its allocated parking have a rateable value of £9,100 and the rates payable in the year 2025/26 under are understood to be £4,540.90

VAT

VAT is applicable to the rent and service charge.

Services

Mains electricity, gas central heating and water/drainage are connected to the suite and recharged by the landlord (see Service Charge).

Broadband connectivity

A report on the broadband services available at this property, and the relative speeds they may offer, is available on request.

Energy Performance Certificate

Assessed in band C (54).

Legal Costs

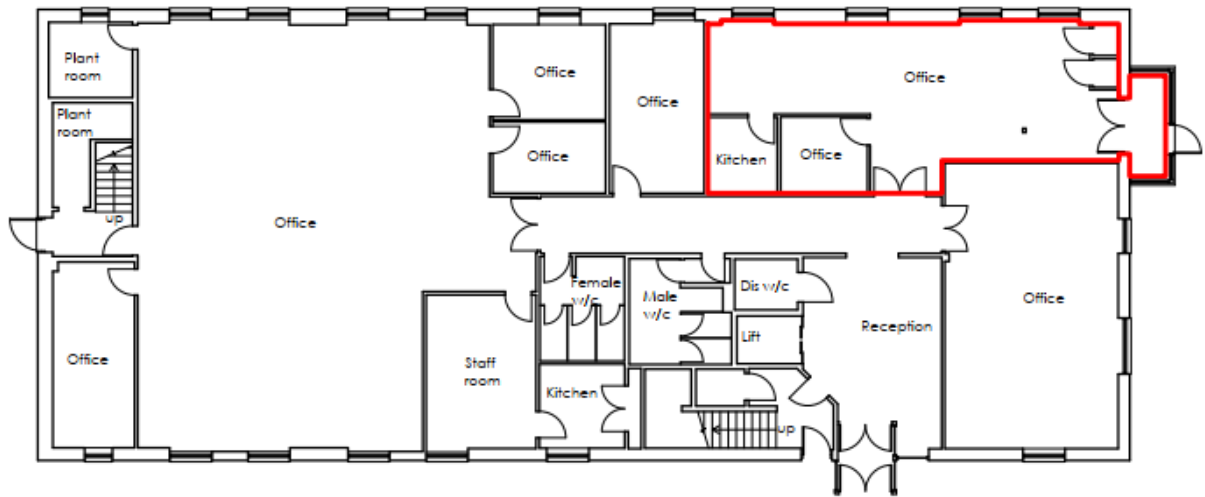
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

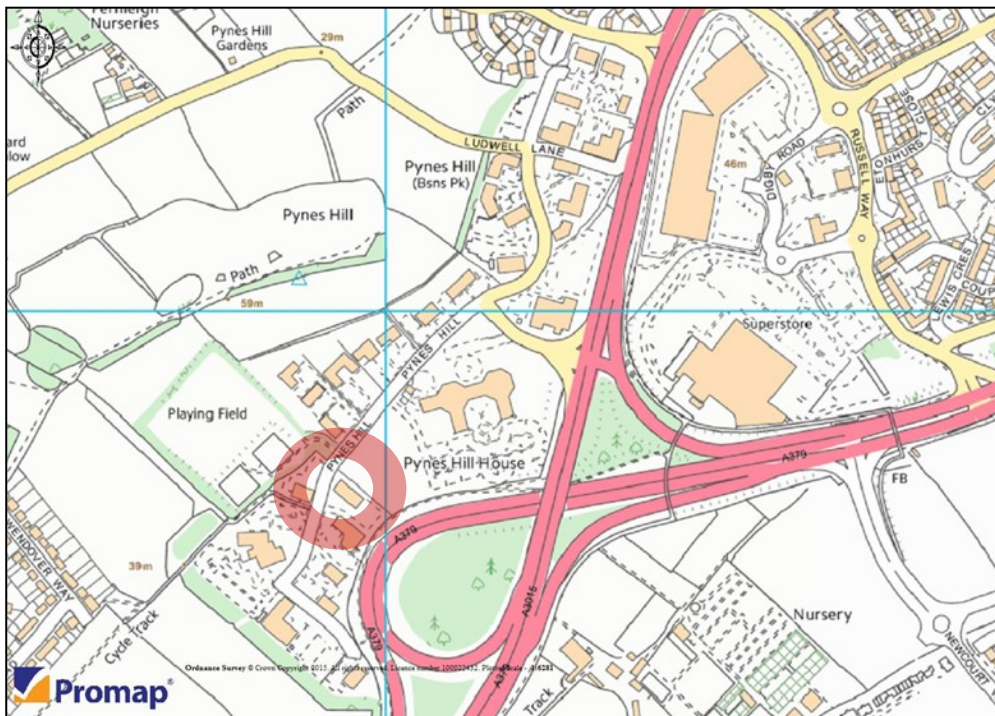
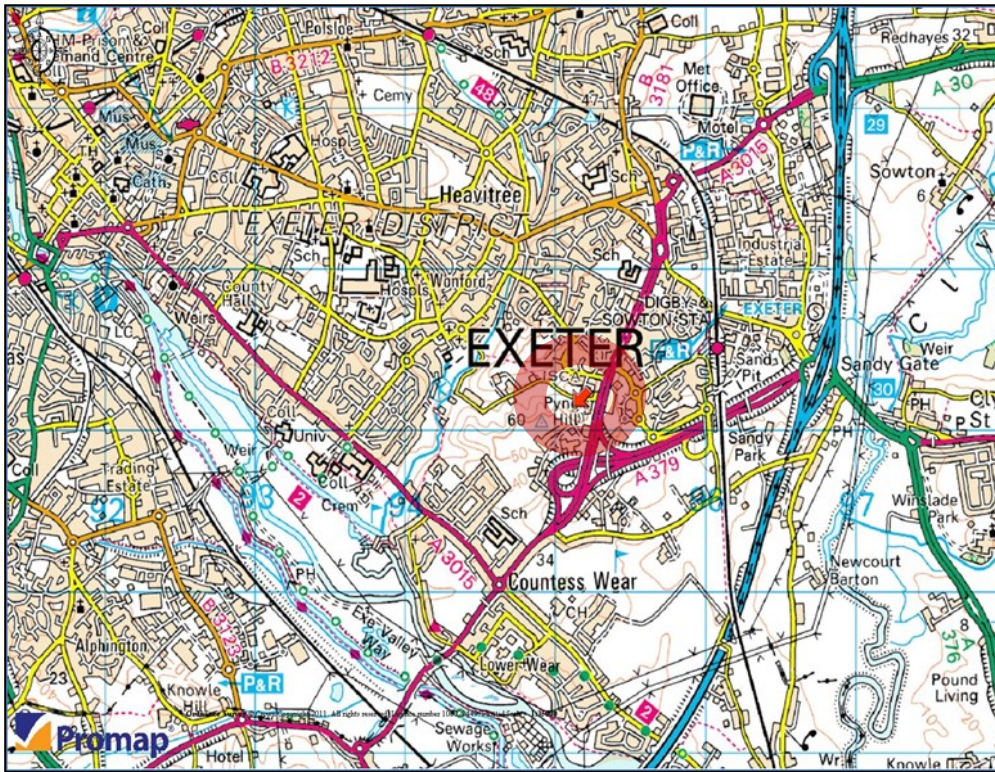
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GROUND FLOOR PLAN





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