

TO LET

Part First Floor Office Suite

# Belvedere House

Woodwater Park Pynes Hill, Exeter EX2 5WS



HECTOR PEARCE

Intelligent real estate

2,723 ft<sup>2</sup> (253 m<sup>2</sup>)

High quality office with parking





# Belvedere House

Woodwater Park Pynes Hill, Exeter EX2 5WS

## DESCRIPTION

Belvedere House is a detached two storey office block built in 2002. The accommodation, which has recently been refurbished provides the following specification:

- Open plan office space
- Raised access floors
- Suspended ceiling incorporating recessed LED lighting
- Comfort cooling
- Male, female and disabled WC and shower facilities
- 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

To be reassessed.

## LEGAL COSTS

Each party is to bear their own legal costs

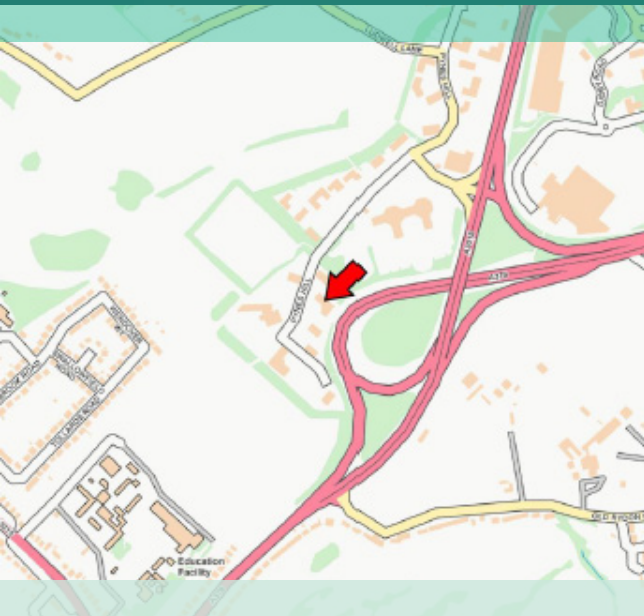
## TERMS

The suite is available to let as a whole. For details of the quoting rent please contact the agents.

## EPC

B38



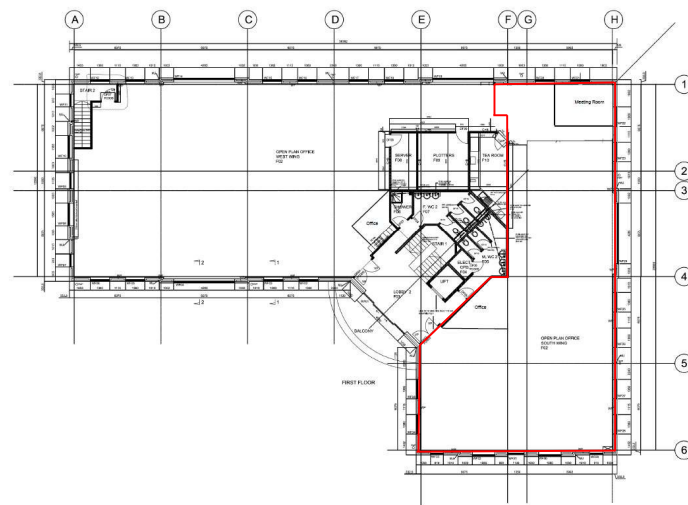


## ACCOMMODATION

The suite is on the first floor and has been measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

FLOOR	m <sup>2</sup>	ft <sup>2</sup>	Parking
Part Ground Floor SWGFL	352	3,786	17
Part Ground Floor Bertram Law	301.6	3,247	12
Part First Floor West Country Milk	310	3,340	16
<b>Part First Floor AVAILABLE</b>	<b>253</b>	<b>2,723</b>	<b>12</b>
<b>TOTAL</b>	<b>1,216</b>	<b>13,096</b>	<b>57</b>

## FIRST FLOOR PLAN



## AML ANTI MONEY LAUNDERING

In accordance with AML regulations, the successful tenant will be required to comply with procedure at the time the letting has been agreed.

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## HECTOR PEARCE

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