



# MILFORD HOUSE, PYNES HILL, EXETER EX2 5TH

A LANDMARK BUILDING IN EXETER'S POLE POSITION

**HIGH QUALITY OFFICE SUITES** TO LET

2,000 sq ft - 22,119 sq ft

- Gateway to Pynes Hill
- High Quality Accommodation
- Open Plan Flexible Floor Plates
- Other Occupiers include BPA & AJ Gallagher
- Secure Car Parking

# MILFORD HOUSE, PYNES HILL, EXETER EX2 5TH



Milford House is a prominent office building fronting Rydon Lane at the gateway to Pynes Hill Office Park close to Junction 30 of the M5 motorway.

## LOCATION

Exeter is the regional and administrative centre for Devon and is one of the fastest growing cities in the UK. Milford House is situated in a prime and prominent position just off the A379 in the established office campus location of Pynes Hill less than 1 mile from Junction 30 of the M5 motorway and less than 3 miles from Exeter City Centre with regular bus links.

Pynes Hill is Exeter's premier office park. It benefits from having a new Costa Coffee at its entrance and being in close proximity to Rydon Lane Retail Park and Ludwell Valley Park, one of six Valley Parks managed by the Devon Wildlife Trust.

Other occupiers in the immediate location include Brewin Dolphin, Michelmores Solicitors, AXA and the NHS.

## ACCOMMODATION

The building provides accommodation of a high quality and impressive design over three floors. The floor plates provide largely open plan accommodation around a central core.

The specification includes:

- Impressive double height entrance/reception
- Well configured floor plate with excellent natural light
- Terrace with far reaching views on 2nd floor
- Suspended ceilings
- Air conditioning
- Anti-glare/LED light fittings
- Full access raised floors

- Male, female and disabled WCs on each floor
- Shower facilities on each floor
- Two passenger lifts
- External seating area
- Cycle storage.

The below areas are approximate:

	SQ FT	SQ M
2nd Floor	13,057	1,213
Ground - Suite G2*	2,000	185.8
Ground - Suite G3*	4,359	405
Ground - Suite G4*	2,703	251.1

\*There is the opportunity to combine suites G2-G4 to create a single open plan suite of c. 9,062 sq ft.

## PARKING

Secure on site parking is provided at approximately 1 space per 252 sq ft together with shared visitor and disabled parking adjacent to the main entrance.

## EPC

An Energy Performance Certificate has been carried out on this property (for the whole building) and the current performance band is showing as C (score of 75).

## SERVICE CHARGE

There is a service charge to cover the maintenance and upkeep of external areas and common parts which is recharged to the tenants on a proportionate basis.

Further details on request.

## BUSINESS RATES

Details of rateable values which apply to the suites are available from the Agents. For confirmation of the rates payable you are advised to contact Exeter City Councils Business Rate department on 01392 265559.

## TERMS

The accommodation is available to let by way of new effective full repairing and insuring leases of the whole of the second floor and part of the ground floor.

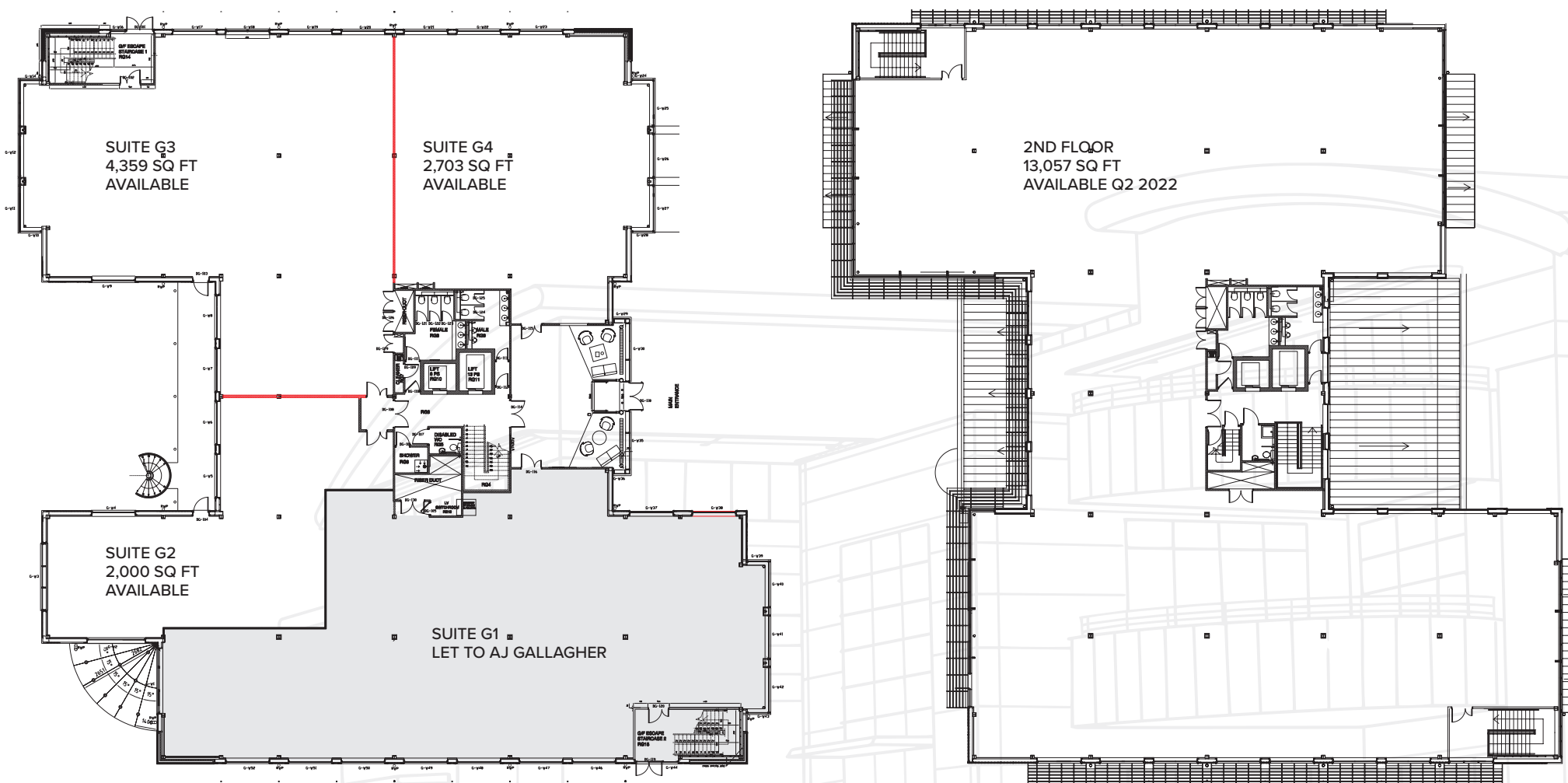
## VAT

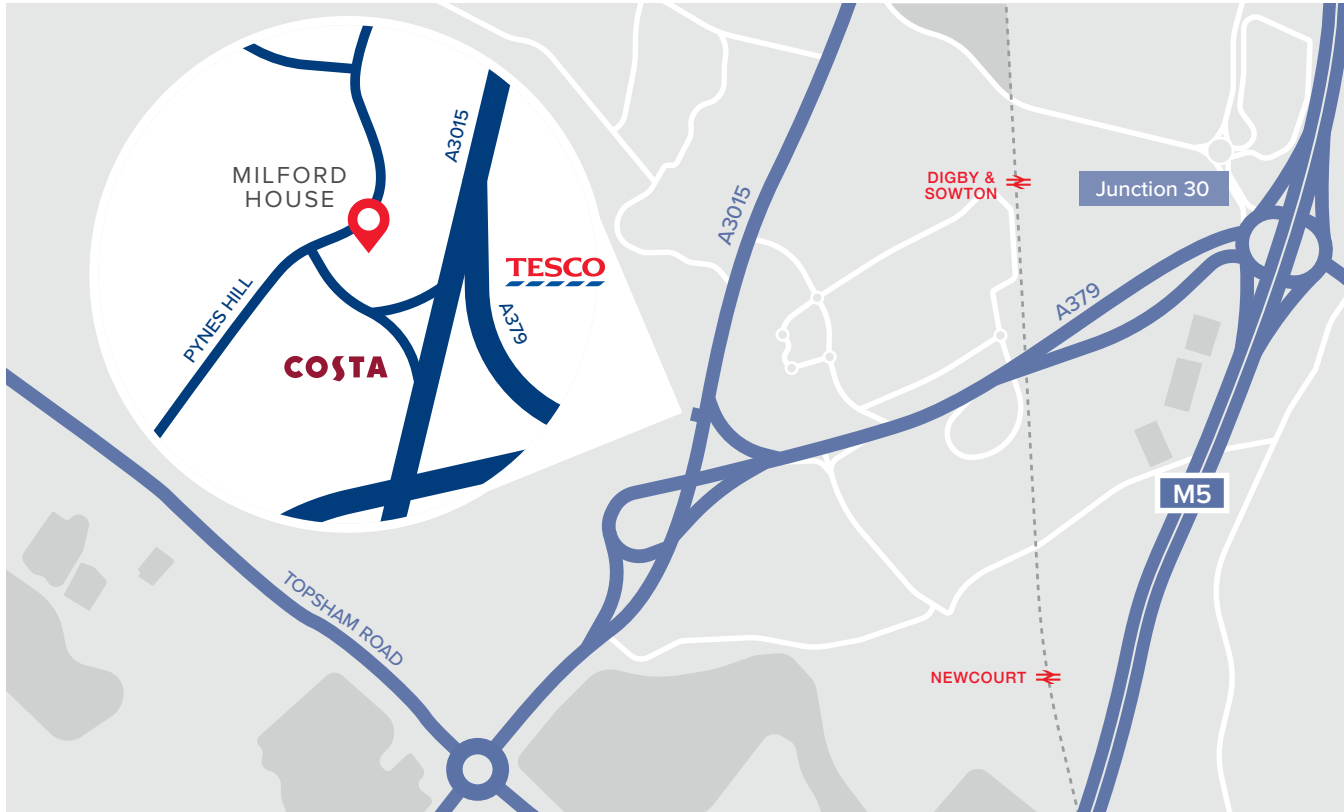
All figures quoted are exclusive of VAT if applicable.



SUITE	SQ FT	SQ M
2nd Floor	13,057	1,213
G2*	2,000	186
G3*	4,359	405
G4*	2,703	251
TOTAL	22,119	2,055

\*There is the opportunity to combine suites G2-G4 to create a single open plan suite of c. 9,062 sq ft.





**VIEWING & FURTHER INFORMATION** Strictly by appointment with the joint agents:



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