

TO LET



VANTAGE ▲ POINT

Pynes Hill, Exeter, EX2 5FD

Last Remaining Suite - 3,242 sq ft (301.2 sq m)

- Refurbished Open Plan Offices
- Bike Store and Vehicle Charging Points
- Two 8 Person Lifts
- Generous Parking Provision
- 3 Pipe VRV Comfort Cooling
- Concierge Service

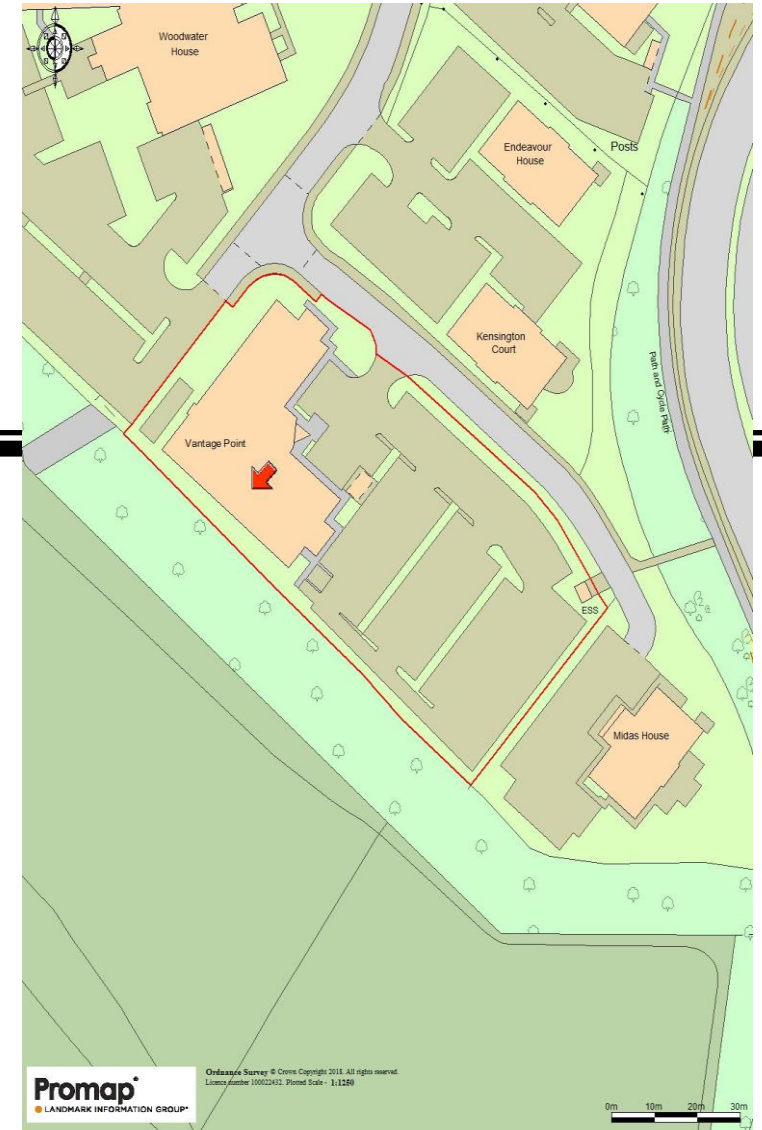
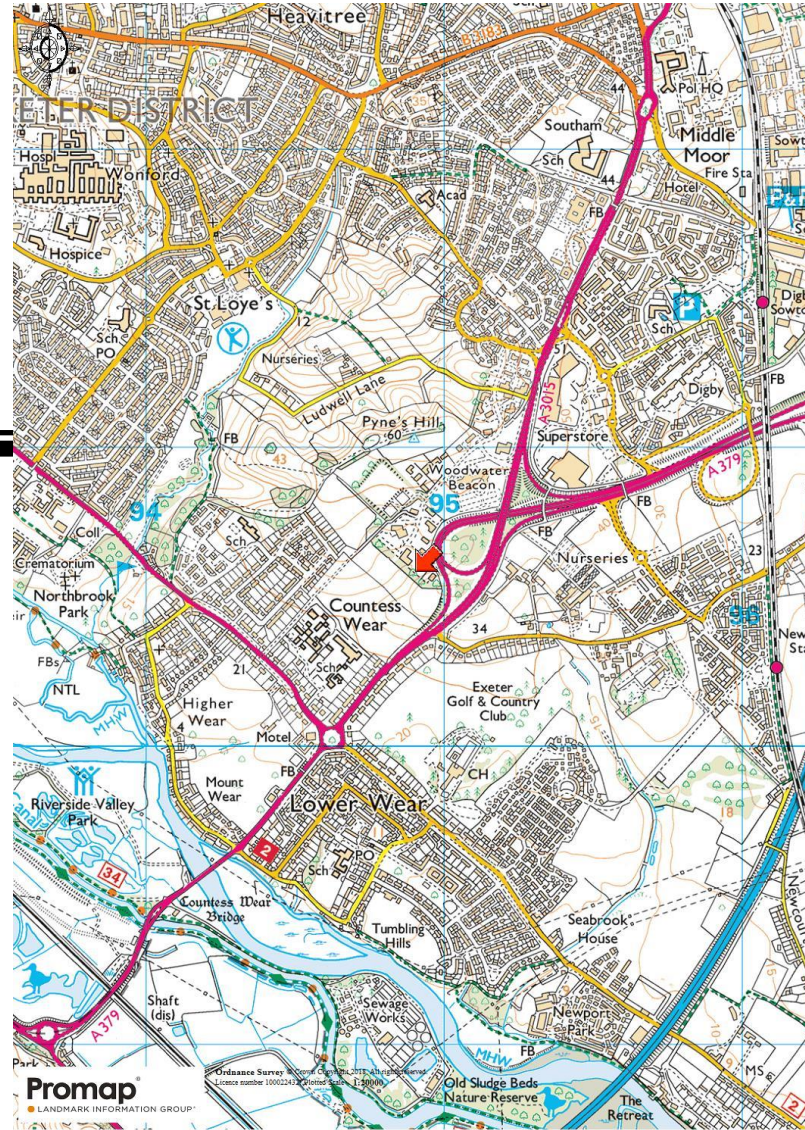
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LOCATION

Exeter is the regional and administrative centre for Devon and is located approximately 180 miles south west of London, 80 miles to the South West of Bristol and 45 miles to the north east of Plymouth.

Vantage point is situated on Woodwater Park, a modern out-of-town office park located on the eastern side of the city within easy access to Junctions 29 and 30 of the M5 motorway.





DESCRIPTION

The property comprises a detached three storey office building constructed in 2008 providing Grade A office accommodation with 25 car parking spaces.

The offices and common areas have been refurbished to include:

- New suspended ceilings and LED lighting
- New fitted carpet tiles
- Redecoration in office areas and WC facilities
- Refurbished common areas (reception lobby and stairs).

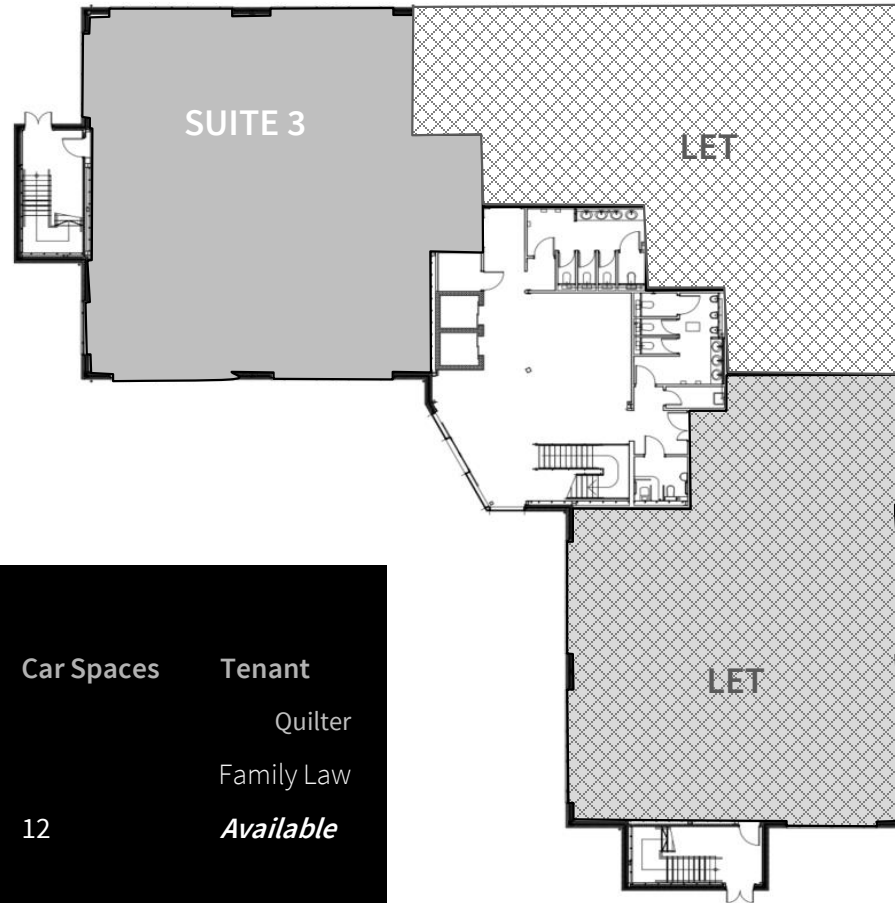
Photographs of Second Floor Fitout by SWAHSN

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ACCOMMODATION

The accommodation comprises the following areas, measured in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:



	Floor / Suite	Sq ft	Sq m	Car Spaces	Tenant
Ground Floor	Suite 1				Quilter
	Suite 2				Family Law
	Suite 3	3,242	301.2	12	Available
1 st Floor	Suite 1				St James Place
	Suite 2				Brewin Dolphin
2 nd Floor	Suite 1				SWAHSN Available

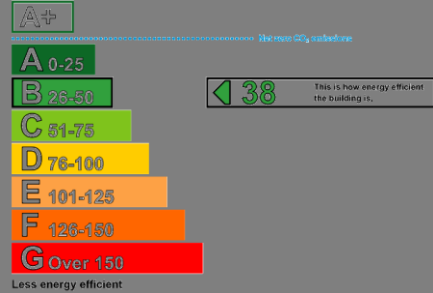
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EPC

B: 38

More energy efficient



LEGAL COSTS

Each Party to bear their own legal costs incurred.

TERMS

The offices are available on a contributory FRI lease by way of a service charge, on terms to be agreed.



Photograph of Second Floor Fitout by SWAHSN

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint
sole agents:



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