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# VIEWPOINT

PYNES HILL, EXETER, EX2 5AZ



WESLEYAN



**VIEWPOINT offers a rare opportunity to occupy a prominent HQ building boasting 'best-in-class' sustainable features.**

Situated on the last undeveloped plot within the now well-established Pynes Hill Business Park, VIEWPOINT will deliver approx. 24,000 sq ft of brand new office space.

The building has been designed to appeal to modern occupiers by providing innovative workplaces, with sustainability credentials taking centre-stage.

***Elevate your VIEWPOINT in Exeter's new premier office destination.***



● Interior CGI  
(See 1st Floor Plan for location)

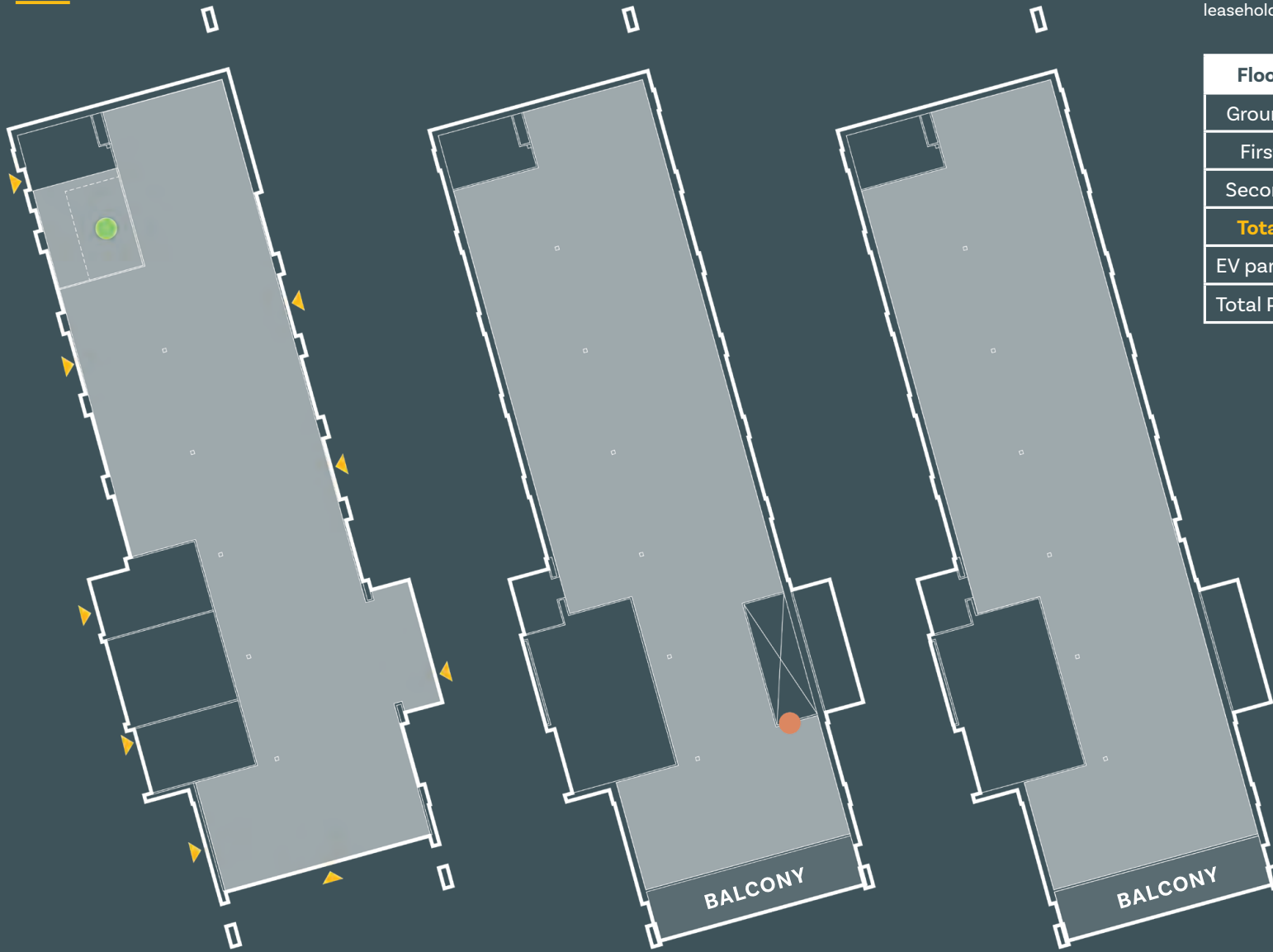


# Outline Specification

The VIEWPOINT design has been forwarded by putting the occupier experience first. Multiple terraces and external entertaining areas create a seamless link to the outside environment. Internally, an impressive double-height reception provides the wow factor on arrival and many Net Zero Carbon standards are proudly targeted as part of the specification.

- Targeting BREEAM Outstanding and EPC A
- Hybrid Heating / Cooling System with Natural Ventilation
- Ground Floor Terrace with 1st and 2nd Floor Balconies
- Double-Height Reception
- High Quality Shower and Changing Facilities
- Premium and Secure Bike Store
- Car Parking - 81 spaces, including 16 EV
- Maximised PV array to lower operational costs
- Occupational Density - designed to deliver one person per 10m<sup>2</sup>
- Flexible floor plates on 6m by 7.5m structural grids.

# Indicative Floor Plans



## GF - Ground Floor

- ▶ Entrances
- Option for Additional Showers

## O1 - First Floor

- Interior CGI location

## O2 - Second Floor

## Accommodation & Terms

Bespoke design to accommodate occupiers' specific size and specification requirements can be provided on a freehold or leasehold basis.

Floor	NIA	Balconies
Ground	8,173 ft <sup>2</sup> (759 m <sup>2</sup> )	N/A
First	7,776 ft <sup>2</sup> (722 m <sup>2</sup> )	580 ft <sup>2</sup> (54 m <sup>2</sup> )
Second	8,066 ft <sup>2</sup> (749 m <sup>2</sup> )	580 ft <sup>2</sup> (54 m <sup>2</sup> )
<b>Total</b>	<b>24,015 ft<sup>2</sup> (2,231m<sup>2</sup>)</b>	<b>1,160 ft<sup>2</sup> (108m<sup>2</sup>)</b>
EV parking		16 Spaces
Total Parking		81 Spaces

MANAGED AMENITY  
PARKLAND

PYNES HILL

VIEWPOINT

EXTENDED PLOT  
INCLUDING COSTA

COSTA  
COFFEE

# Working Environment

- Located adjacent to amenities, Pynes Hill blends both the benefits of a modern working environment with outdoor living.
- The site is set within a fully developed, mature landscaped environment.
- Superb south facing aspect with views over the Exe Estuary and towards Haldon Hill
- Thriving business community within Pynes Hill and adjacent to the extended Tesco Superstore and Retail Park.



- Located 1 mile from Junctions 29 & 30 of the M5.
- Established dedicated Office Park
- Excellent road links to the City Centre
- Motorway access to Bristol, Birmingham & London and Devon Expressway (A38) to Plymouth.

**PYNES HILL**

## Wider Location Benefits and Demographics

- The Cathedral City has a population of 130,000 with 500,000+ within a 45-minute catchment area.
- Excellent conferencing facilities at Sandy Park, home of Premiership Rugby Club Exeter Chiefs.
- Good state and independent schools, with degree and foundation courses available at Exeter University and Exeter College.

**Exeter**

- Regional Capital of the South West
- The City has a reputation for an outstanding quality of life.
- Direct rail services to London Paddington.
- Easy access to international airports at Exeter & Bristol.

to Bristol

M5

M5



### Further Information

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### Important Notice

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In collaboration with:

