



**To Let**

POA

1st Floor Offices Agriculture House, Pynes Hill,  
Exeter, Devon EX2 5ST

4,629 Sq Ft  
(430 Sq M)



# Summary

- Highly prominent office premises front the entrance to the business park
- Approx. 4,629 sq ft (430 sq m)
- Located on Pynes Hill, one of Exeter's main office business parks
- Parking onsite
- Other occupiers on Pynes Hill Include Jurassic Fibre, The NHS, Atkins Realis, Mitchelmore's, Brewin Dolphin and Costa Coffee
- Well established landscaped business park
- One of Exeter's prime office destinations

## Location:

The property is located on Pynes Hill one of Exeter's main office business parks. Pynes Hill is a notable location in Exeter, known for its business park which is set in a landscaped environment. It's situated between junction 30 of the M5 and Exeter's city centre, making it easily accessible. The M5 is just a 5-minute drive away, providing connections to the A30 and the A38 Expressway. Additionally, Exeter International Airport is only 5 miles from the premises.

## Description:

Agriculture House consists of a first floor modern office premises in a prominent position on Pynes Hill. The premises benefit from good open plan specification with LED lighting, raised floor boxes, suspended ceiling and carpeted throughout.

The ground floor is occupied by NFU Mutual and the offices benefit from a shared entrance with staircase and passenger lift to the first floor.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

| Approx             | sq m | sq ft |
|--------------------|------|-------|
| First floor office | 430  | 4,629 |

## Service charge:

A service charge will be applicable in addition to the rent.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

## Planning:

The property benefits from office use and all other uses that fall within the E Use Class Order.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Price on application. Terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

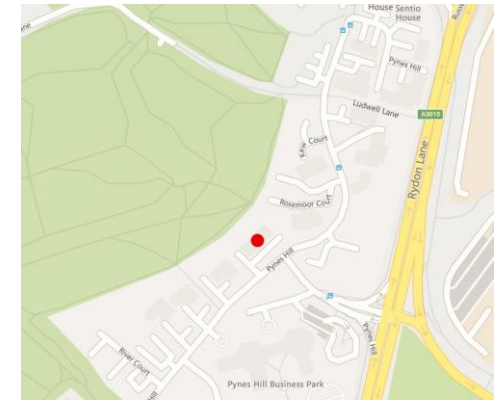
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

### Sue Trott

Tel: **07515 993323**

Email: [strott@vickeryholman.com](mailto:strott@vickeryholman.com)

### Main Office

Tel: **01392 203010**

### David Hemming

Tel: **07841 234160**

Email:

[david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)

### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP

