

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## PRESTIGIOUS FIRST FLOOR OFFICE SUITE ON SOUGHT AFTER OFFICE PARK WITH 12 PARKING SPACES

Well fitted first floor Office suite of 253 sq.m (2,723 sq.ft)

**PART FIRST FLOOR, BELVEDERE HOUSE, PYNES HILL,  
RYDON LANE, EXETER, DEVON, EX2 5WS**



An opportunity to take a either a new lease or an assignment of the existing lease of part of the First Floor of this substantial and well-located Office building on the popular Pynes Hill Office Campus on the edge of Exeter City Centre. This well fitted suite is located on the first floor with an internal glazed meeting room together with 12 allocated car parking spaces plus the shared use of 2 electric car charging bays.

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#### SITUATION AND DESCRIPTION

Belvedere House is located on the popular Pynes Hill Office Park, situated on the edge of Exeter just 1 mile from Junction 29 and junction 30 of the M5 motorway, and close to the junctions of the A30, A38 and A380 making this a very central and convenient location. Exeter City centre with its busy retail area and wide range of amenities are within easy reach, including a mainline railway station (St David's, Exeter - Paddington, London) together with a busy Regional and National airport closeby. Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45-minute catchment area.

This suite is in Belvedere House and offers well-presented Offices on the First Floor being mainly open plan with windows to 3 elevations making the space light and airy. In one corner is a glazed managers office or meeting room. The office is served by stairs or lift with male and female toilets on the first floor landing. To the front is a car parking courtyard with 12 allocated car parking spaces, plus shared use of 2 electric charging bays on a pay as you use basis. The premises are available by way of a new lease or the assignment of the existing lease, full details are available on request.

#### ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

#### GROUND FLOOR

Approached from the front entrance lobby via electric doors into a shared lobby with stairs and lift to

#### First Floor Landing

Spacious landing with access to outside terrace and doors to .....

**Office** **22.31m x 7.30m widening to 13.44m**  
**(73'2" x 23'11" widening to 44'1") max**

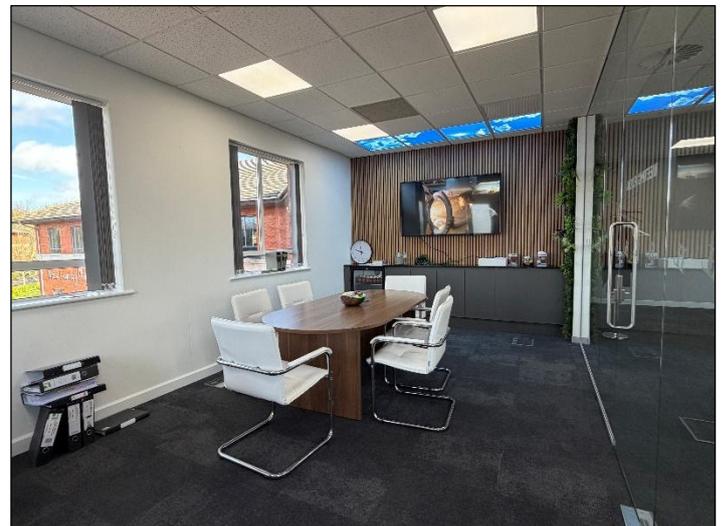
Spacious Office with windows to 3 elevations making this very light and airy space. Suspended ceiling with integrated LED lighting. Carpeted. HVAC system. Floor boxes for data and power.



#### Kitchenette

To be installed prior to completion of the lease. This will comprise a range of wall and base units under worktop with inset stainless steel sink with single drainer. Space for under counter fridge.

**Glazed Office / Meeting Room** **6.28m x 3.35m (20'7" x 11.0") max**  
Windows to the front. Suspended ceiling with integrated LED lighting. Fitted cupboards to one wall with integrated drinks fridge.



**Rear Store** **4.25m x 3.08m (13'11" x 10'1") max**  
Useful storage area. Suspended ceiling with strip lighting.

**Rear Office / Store** **4.03m x 3.31m (13'3" x 10'10") max**  
2 Windows. Suspended ceiling with strip lighting.



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#### Shared Gents Toilet

2 WC cubicles with 3 wash hand basins and 2 urinals.

#### Shared Ladies Toilet

3 WC Cubicles and 3 wash hand basins.

#### EXTERNALLY

To the front is a landscaped and paved Parking area with parking for 12 vehicles allocated to this suite. In addition there are 2 shared electric car charging bays on a pay as you use basis.

#### RENT

A rent of £43,632 pa plus VAT is required for this spacious first floor Office suite with a generous car parking allocation.

#### SERVICE CHARGE

The services are not currently separately metered for the suite so a proportional service charge will be payable to cover electricity, heating, lighting, cleaning of common parts, external landscaping, Building Insurance. Full details are available on request.

#### BUSINESS RATES

Rateable Value: £40,750 (2026 Valuation)  
For further details of the Business rates Payable, please contact Exeter City Council Business Rates Department (01392 277888)

#### TENURE

An assignment of the existing lease is available which expires on the 3<sup>rd</sup> March 2032 with a rent review on the 4<sup>th</sup> March 2027. In addition a tenant only break clause also exists on the 4<sup>th</sup> March 2027 with a reverse premium required. Full details on request.

#### LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the property, a summary of which is attached below. A full copy is available to download from the web site. The Rating is: B 38.

#### SERVICES

Mains water, drainage, electricity and gas are available to the premises. A fibre optic connection is available to the building.

#### VIEWING

Strictly by prior appointment only with the agents, for the attention of Tony Noon (07831 273148) Ref (0758)



#### Energy performance certificate (EPC)

Part Second and First Floor Ceramic House EX2 5WS	Energy rating <b>B</b>	Valid until 14 December 2030
Property type B1 Offices and Workshop businesses		Certificate number 7031-0996-9481-0774-4835

Total floor area  
847 square metres

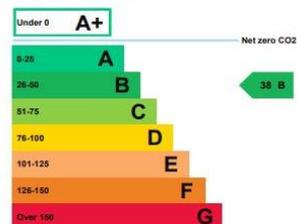
#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on this regulation and exemption rules [here](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446646/landlord-guidance.pdf)

#### Energy rating and score

This property's current energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>29 B</b>
If typical of the existing stock	<b>86 D</b>



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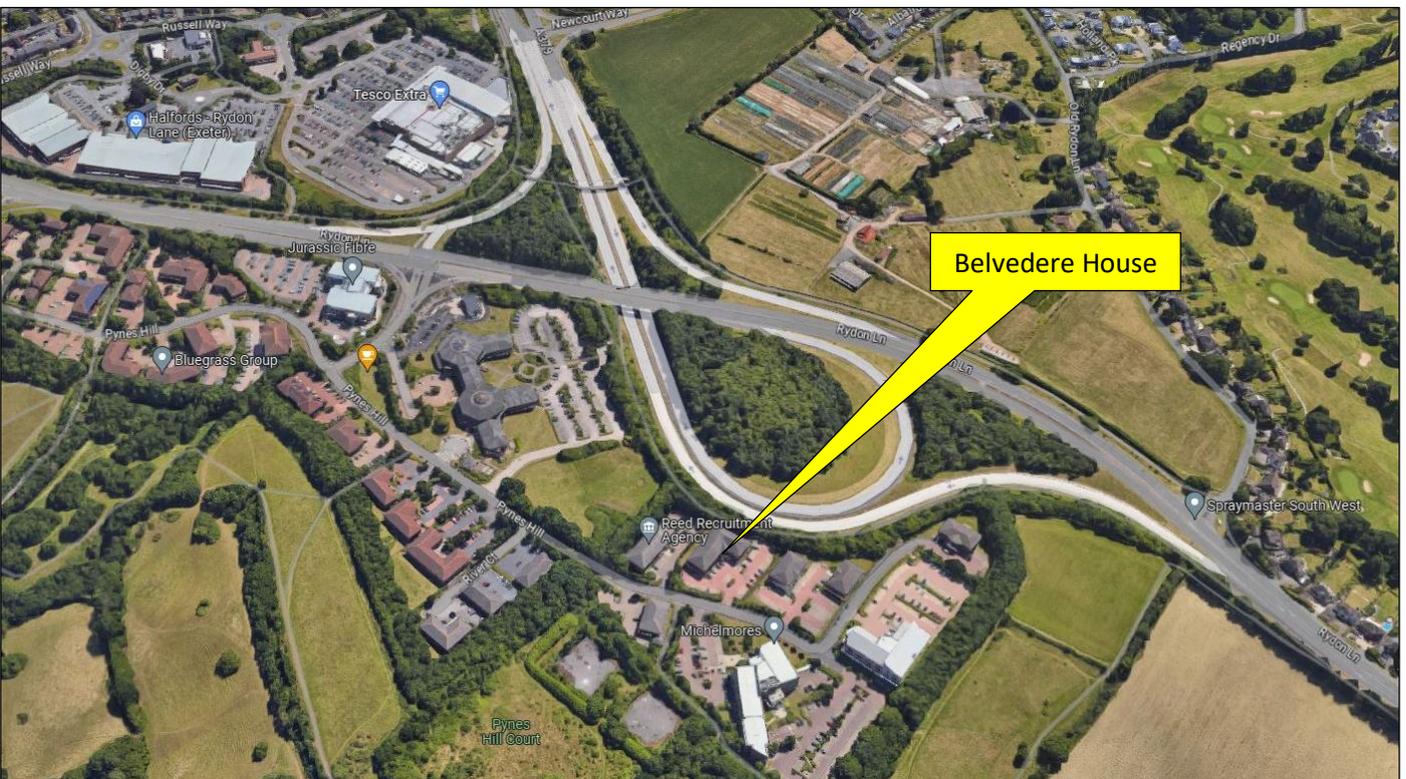
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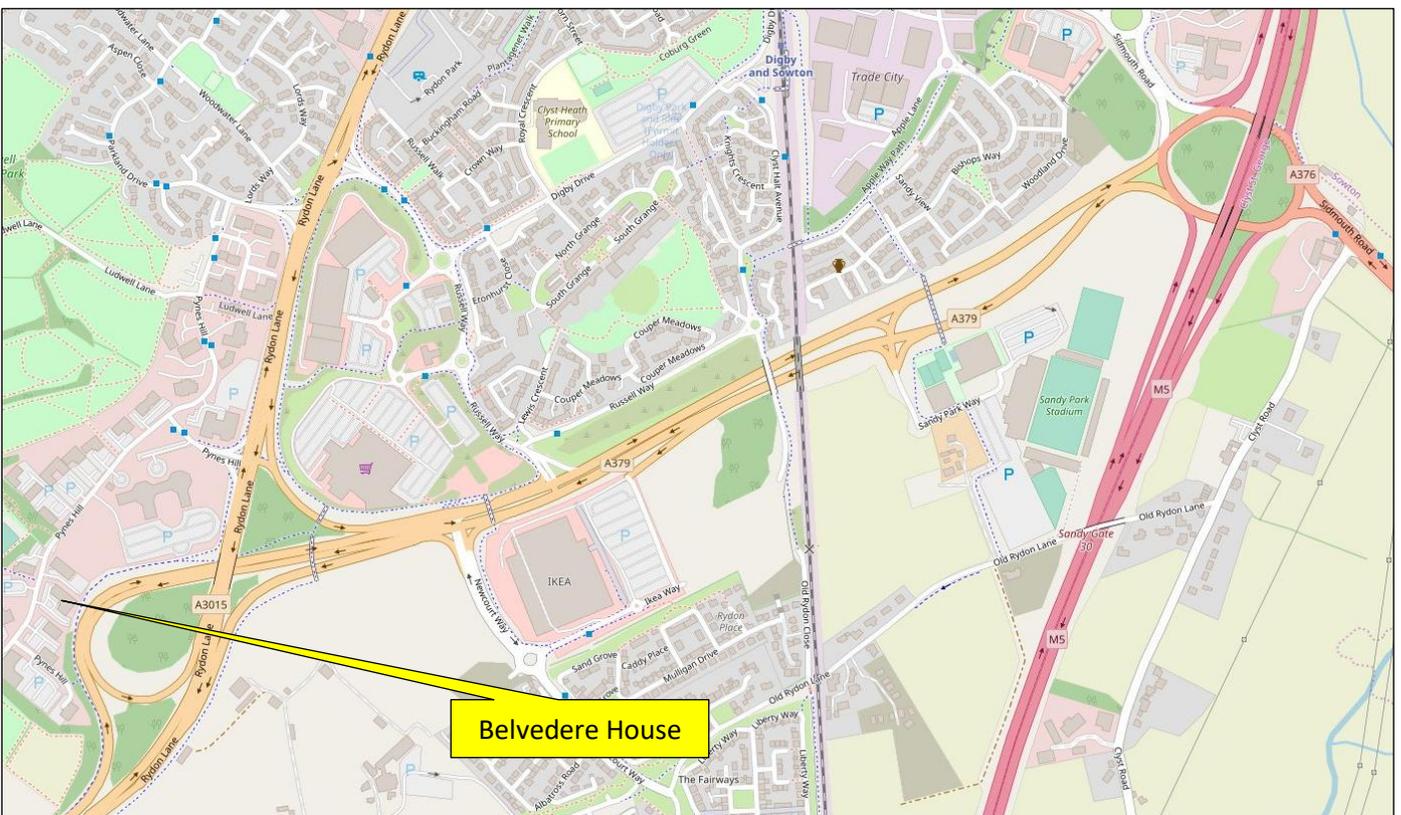
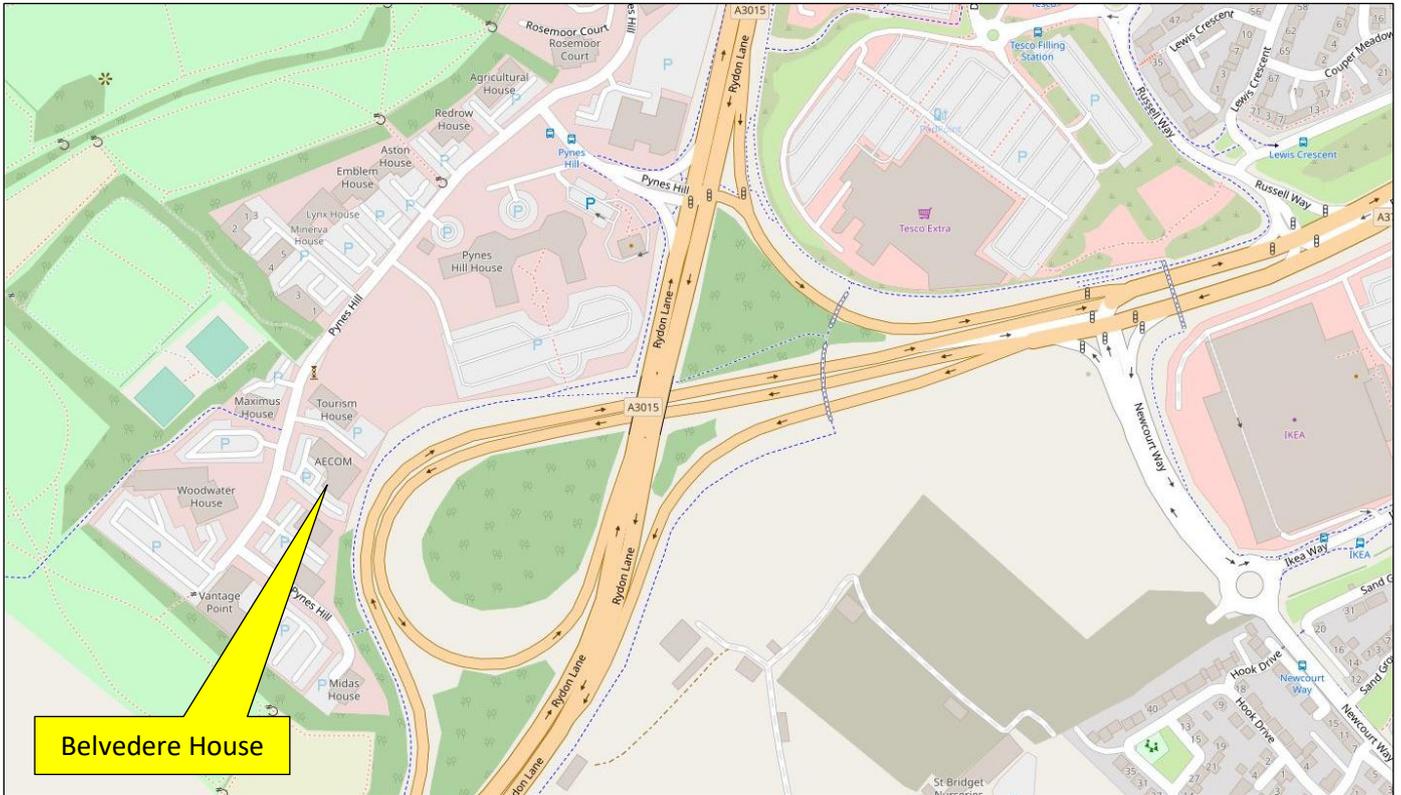


Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

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