

# Preliminary Marketing Details - Freehold Offices for Sale/ To Let

## Sentio House, Pynes Hill, Exeter EX2 5AZ

### High Quality Offices: 5,805 sq ft with 21 parking spaces



#### Location

Sentio House is located on Pynes Hill Business Park which is just 1 mile from Junction 29 and Junction 30 of the M5 motorway. Major organisations in the immediate vicinity include Arthur J Gallagher, Aviva, Mott McDonald, NFU, Redrow, Aecom, Midas and Michelmores Solicitors.

#### Description

Sentio House was constructed in 1988 and provides modern open plan detached office accommodation across Ground & 1<sup>st</sup> Floors with surface car parking for 21 vehicles. The building has gas fired central heating, two stair cores, suspended ceilings with inset LG3 lighting and carpeting throughout.

The office space was refurbished to a high specification by the vendor in recent years including new glazed partitioned meeting rooms, two fully fitted kitchens, ground floor reception, modern banks of desks and break out areas. The office also benefits from a rear lawn area including terrace.

#### Exeter Office Market

Exeter is a historic Cathedral and University City which is the principle commercial centre of Devon and is projected to be one of the UK's fastest growing cities consistently rated as one of the UK's best places to live.

The Exeter office market is focused 'out of town' and is one of the tightest in the UK, characterised by strong demand and a lack of supply, consequently Grade A rents have reached £20.00 per sq ft with secondary rents at £16.00 per sq ft.

The acute shortage of offices to purchase makes Sentio House an attractive option to both office owner occupiers seeking assets for their pensions and commercial investors.

#### Viewing & Further Information

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Office Agency

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##### Nick Jones

Development Consultancy

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#### Floor Area

The property provides the following net internal floor areas measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Floor	Area (Sq ft)	Area (Sq M)
1st Floor	2,882	268
Ground	2,923	272
Total	5,805 sq ft	540 sq m

#### Guide Price/ Quoting Rent

The building is available to purchase freehold with vacant possession at a guide price of offers over £750,000, reflecting a low capital value of approximately £130 per sq ft.

Alternatively the property is available on a new lease from the Landlord at a quoting rent of £15.00 per sq ft.

#### Business Rates

Rateable Value: £57,500

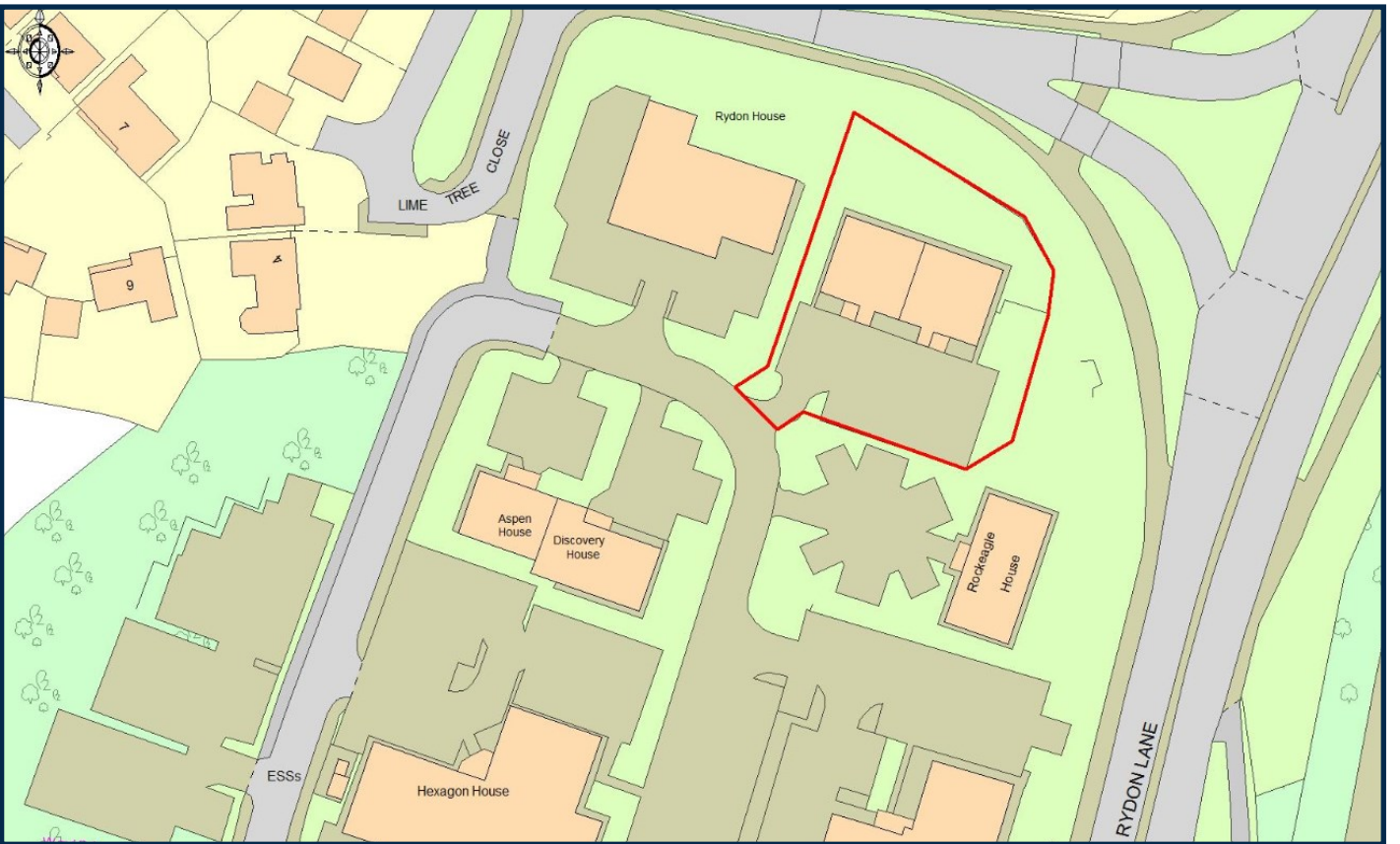
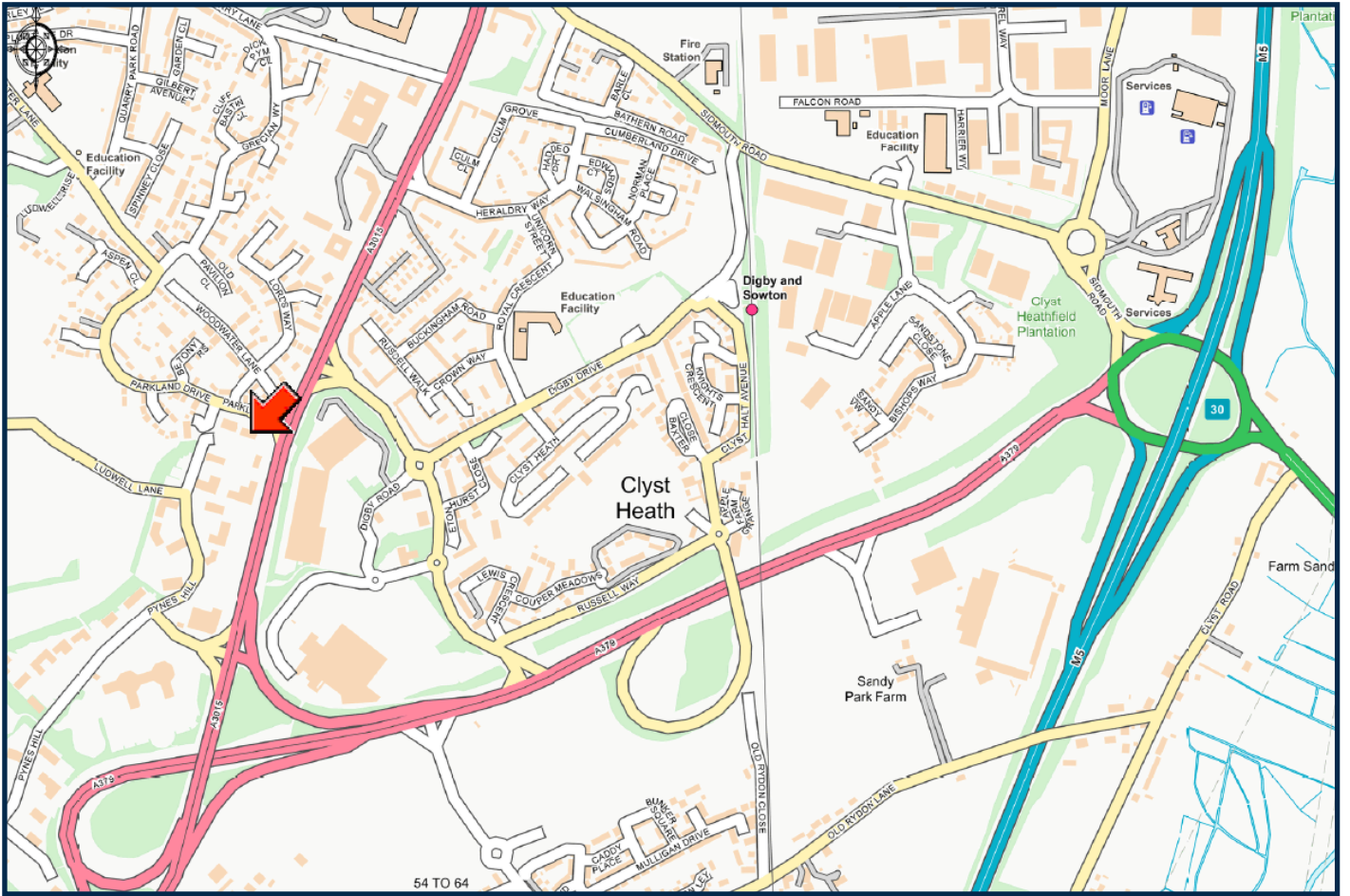
Rates Payable 2019/20: £29,842 per annum (£5.14 per sq ft)

#### EPC - C64

**VAT** - The property is elected for VAT, which is payable at the prevailing rate. All figures quoted are excl. of VAT.

**Legal Costs** - Each party to bear their own legal fees.









#### Important Notice

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