

TO LET



Estuary House

EXETER EX2 7XE



FIRST FLOOR OFFICES FROM 5,036 SQ FT UP TO 12,767 SQ FT (468 SQ M - 1,186 SQ M)



LOCATION

Peninsula Park is located on the main outer ring Rydon Lane midway for access to both J29 and J30 of the M5 and in close proximity to Tesco's, Digby Rail Halt and Rydo Lane Retail Park.

Occupiers on Peninsula Park include SWW (Part of the Pennon Group) Pell Frischmann, Equiniti, PKF Francis Clark, and a creche.



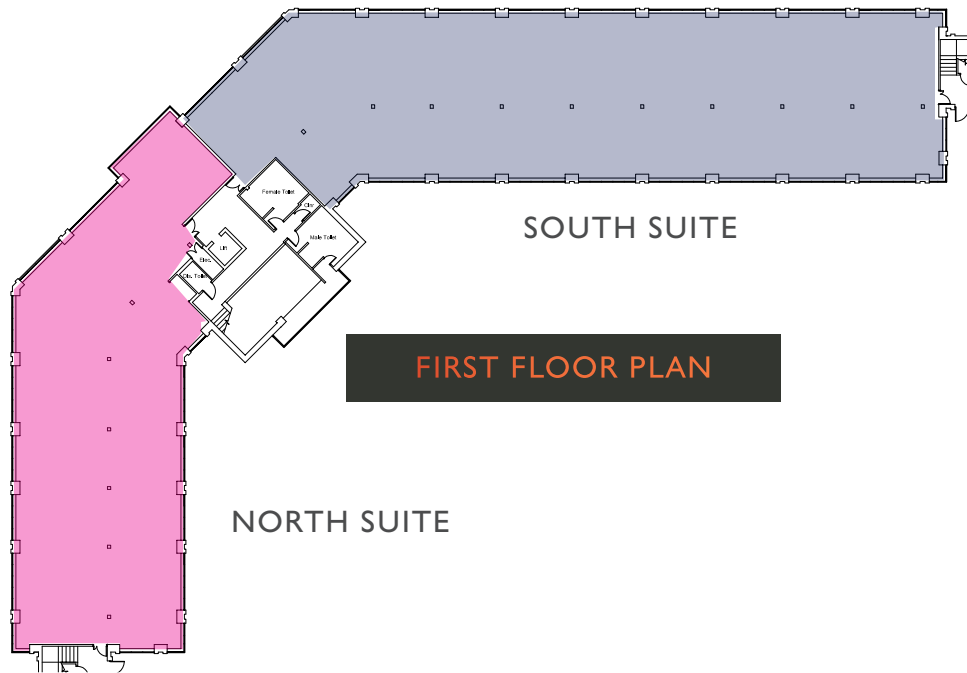


DESCRIPTION

Estuary House offers flexible open plan offices in two suites on the first floor. The specification is as follows:

- Steel framed construction with cavity brick elevations under a slate roof
- Powder coated double glazed windows
- Raised floors inc trunking
- Fitted carpets
- Gas fired central heating /MRV comfort cooling in South Suite
- Raised floors
- The South Suite has been refurbished with a new comfort cooling system and LED lighting.
- Suspended ceilings incorporating Category 2 lighting /LED lighting in South Suite
- Passenger Lift
- Male, female and disabled WCs
- On site Nursery/crèche
- Up to 48 car spaces





ENERGY PERFORMANCE CERTIFICATE

There are two EPC's which are valid until December 2022:

North Suite - EPC C - 55 South Suite - EPC C - 68

AVAILABILITY

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

SUITE	SQ M	SQ FT	PARKING SPACES
North Suite First Floor	467.86	5,036	21
South Suite First Floor	718.23	7,731	20
TOTAL	1,186.09	12,767	41

A further 7 carspaces can be made available with the South Suite.

TERMS

The two suites are available to let as a whole or individually on new full repairing and insuring leases by way of service charge. For details of rent and other outgoings contact the agents.

RATES

Rateable Value North Suite - £53,500 (2017)

Rateable Value South Suite - £77,500 (2017)

LEGAL COSTS

Each party to bear their own legal costs incurred.



PEARCE
PROPERTY CONSULTANTS
07971 278 386

VIEWING

By prior arrangement with the sole marketing agents Pearce Property Consultants

Andrew Pearce
andrew@pearceproperty.com
www.pearceproperty.com

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