



# To let

## Ground floor suite, Tourism House, Pynes Hill, Rydon Lane, Exeter, Devon, EX2 5WS

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Ground floor office suite in modern building

756 sq.ft (70.2 sq.m)

3 dedicated parking spaces plus shared visitor spaces

To let: £10,500 p.a.

## Location

Tourism House is situated on the established Pynes Hill Office Campus, which is accessed off Rydon Lane approximately 1 mile from Junctions 29 and 30 of the M5. The city centre is around 3 miles away and there are regular bus links to the city centre and Park & Ride services. The nearest railway station is Digby & Sowton, providing services into the city and to locations beyond.

## Description

Tourism House is multi-let office building where occupiers include insurance brokers Rothwell & Towler and publishers David & Charles. The building is set on a site offering mature landscaping and ample parking. The building is adapted for disabled access and has spacious common areas.

The office is on the ground floor, with access directly off the building's spacious entrance lobby and with shared use of male, female and disabled WCs as well as a shower room. The suite is currently laid out as an open-plan office space plus meeting room formed of glazed partitioning, and a kitchen leads off the main office. Double doors open onto a small conservatory with a door leading from the car park, which could be used for deliveries and dispatch.

Features of the offices include:

- Suspended ceilings with recessed category-2 lighting;
- Floor boxes offering power and data sockets, plus additional wall-mounted sockets;
- Gas-fired central heating.

Externally the suite has 3 allocated parking spaces, plus shared use of visitor spaces in front of the building.

## Accommodation

Net internal area of 756 sq ft (70.2 sq m).

## Lease Terms

The suite is offered by way of a new lease on contributory full repairing and insuring terms (subject to a service charge). The initial annual rent is **£10,500 exclusive**. Other lease terms by negotiation.

## Service charge

The landlord re-charges the costs of providing shared services, including heating to the suite, lighting and cleaning of common parts, landscaping and buildings insurance. The amount payable by Suite B in the 12 months to March 2021 was £1,546.53 per annum inclusive of buildings insurance, gas and water. Electricity to the suite is also re-charged by the landlord.

## Business Rates

The unit and its allocated parking have a rateable value in the 2017 rating list of £7,400 and the rates payable in the year 2021/22 under are understood to be £3,692.60.

Small Business Rates Relief is available to qualifying companies in respect of this suite, and would reduce the rates payable in the current year to nil.

## VAT

VAT is applicable to the rent and service charge.

## Services

Mains electricity, gas central heating and water/drainage are connected to the suite and recharged by the landlord (see Service Charge).

## Broadband connectivity

A report on the broadband services available at this property, and the relative speeds they may offer, is available on request.

## Energy Performance Certificate

Assessed in band C.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

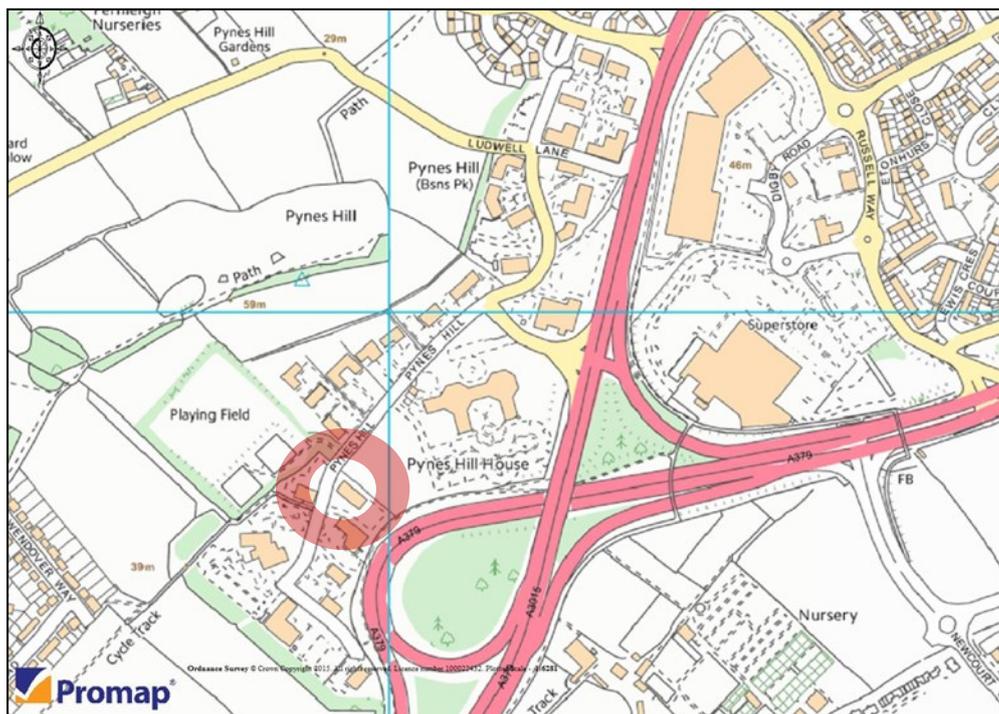
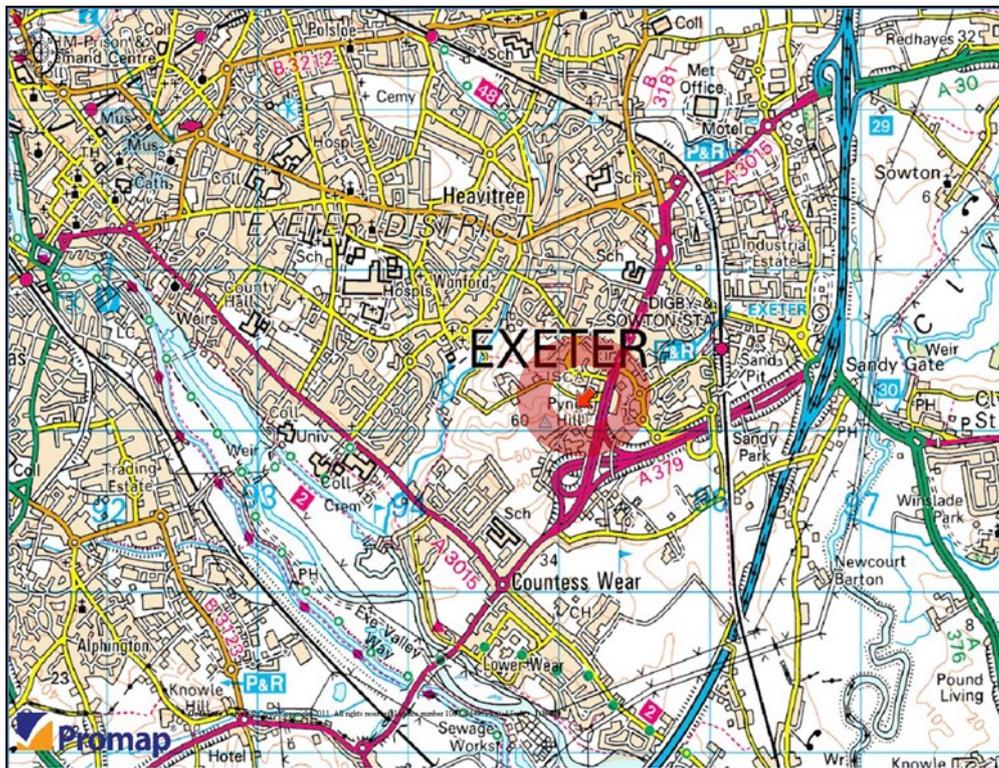
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)





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