



UNIT 3, KEW COURT, PYNES HILL, EXETER EX2 5AZ

**SELF-CONTAINED OFFICE UNIT
TO LET 4,020 SQ.FT (373.5 SQ.M)**

APPROX. 1 MILE FROM JUNCTIONS 29 & 30 OF THE M5

- Offices on ground & first floors
- Plus dry undercroft storage
- 14 dedicated parking spaces
- Fibre optic connection



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Kew Court 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.

LOCATION

Kew Court 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.

Pynes Hill is Exeter's premier office park. It benefits from having a new Costa Coffee at its entrance and being in close proximity to Rydon Lane Retail Park and Ludwell Valley Park, one of six Valley Parks managed by the Devon Wildlife Trust. Other occupiers in the immediate location include Brewin Dolphin, Michelmores Solicitors, AXA and the NHS.

DESCRIPTION

3 Kew Court is a modern self-contained office benefitting from its own entrance from a shared car park. It has been fitted out to offer high quality open plan accommodation on ground and first floors, plus separately-accessed dry storage space on lower ground floor level. Features include:

- A dedicated fibre connection
- Fully-glazed partitioning forming meeting rooms and private offices
- Kitchens on ground and first floors
- Male, female and disabled w.c's
- 14 allocated car spaces

ACCOMMODATION

OFFICE	SQ. FT	SQ. M
LOWER GROUND FLOOR (STORAGE)	1,188	110.4
GROUND FLOOR (OFFICES)	2,037	189.2
FIRST FLOOR (OFFICES)	1,983	184.2

EPC

An Energy Performance Certificate has been carried out and the current performance band is B.

BUSINESS RATES

The unit has a rateable value in the 2023 rating list of £52,500, and the parking spaces which are allocated to the suite are separately assessed with a rateable value of £3,355.

LEASE TERMS

Offered by way of a new lease on full repairing and insuring terms, rent payable quarterly in advance. Lease duration to be by agreement and rent on application. An estate charge applies in respect of the costs of maintenance of the external areas of the estate; details on request.

FREEHOLD TERMS

A sale of the freehold with vacant possession may be offered on terms to be agreed.

VAT

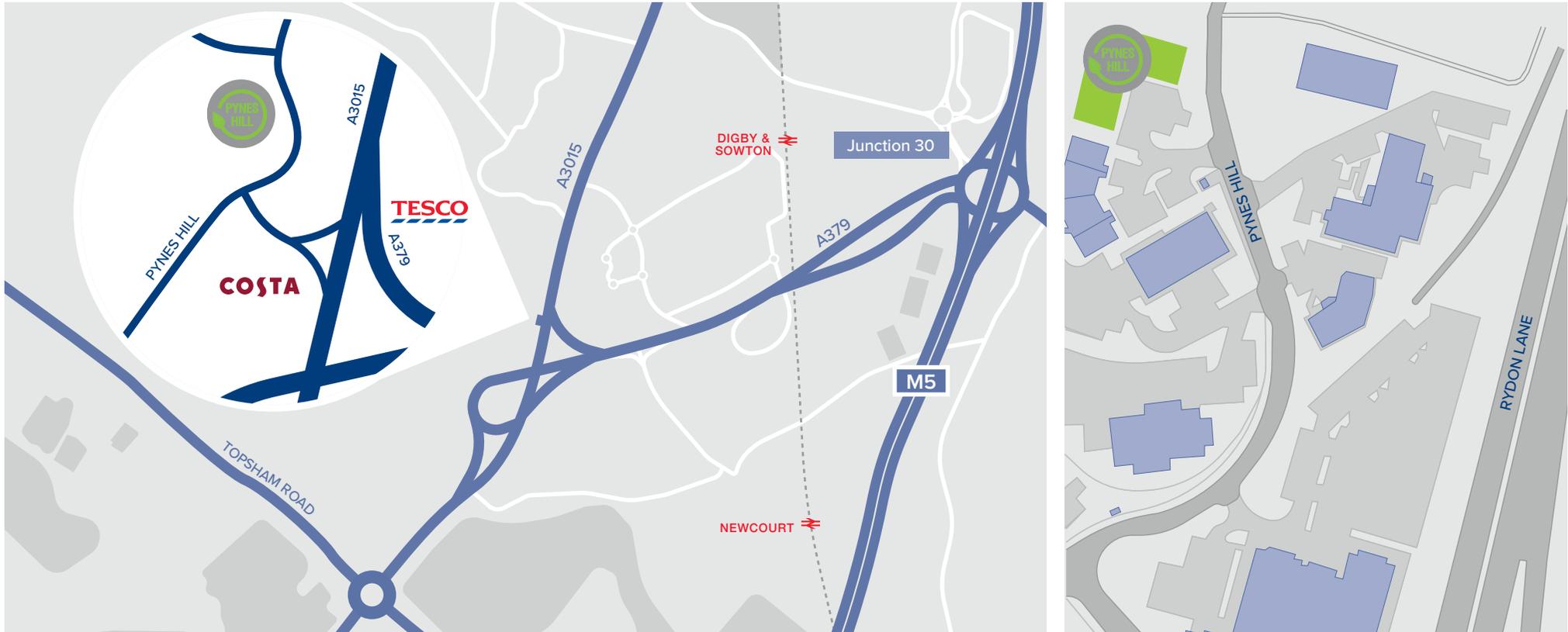
VAT is applicable to the rent and estate charge.

LEGAL COSTS

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



SAT NAV REF: EX2 5AZ



VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agent:

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