

Draft

FREEHOLD FOR SALE

Modern Office Investment in Pynes Hill, Exeter

Total Area: 6,088 sq.ft (565.59 sq.m)



Kensington Court, Pynes Hill, Rydon Lane, Exeter, EX2 5TY

Location:

Kensington Court is located on the popular and established Pynes Hill office campus, which is accessed from Rydon Lane and is situated very close to the M5 (Junction 30) as well as the A30 and A38. Pynes Hill is approximately three miles from the city centre and about five miles from Exeter's International Airport. Both the Park & Ride services and Digby & Sowton Railway Station are close by. The property lies opposite Woodwater House (Michelmores Solicitors) and between Endeavour House and Vantage Point.

Exeter is the financial and commercial centre of the South West. The Cathedral and University City has a resident population of approximately 130,000 with a further catchment population approaching 500,000 within a forty five-minute drive of the City Centre. Exeter is also a popular tourist destination, within a short driving distance of picturesque open countryside, the Dartmoor National Park and attractive coastal towns and villages.

Description:

Kensington Court is a modern two storey detached office building built in 2004 to an excellent specification with double glazed windows, a lift and air conditioning for both cooling and heating. There are shared ladies and gents toilet facilities on both floors including a shower facility on the ground floor. The building was designed to easily split the floors into two suites if required, and there are currently three tenants in the building with two on the ground floor and one on the first floor – see Tenancy Schedule for further details.

Externally, Kensington Court provides 31 allocated parking spaces within the private car park. At the far side of the building, there is a private landscaped area with a picnic bench.

Accommodation:

The property comprises the following net internal floor areas:

Accommodation	Imperial Sq.m	Metric Sq.Ft
Ground floor offices	282.24	3,038
First floor offices	283.35	3,050
Total	565.59	6,088

Tenancy Schedule:

Please see attached for a complete schedule.

Tenure:

Freehold.

Guide Price: £1,050,000 for this freehold property reflecting a net initial yield of 7.67% after normal purchaser's costs.

VAT:

VAT will be chargeable at the standard rate.

Legal Costs:

Each party to bear their own legal costs incurred with the transaction.

Energy Performance Certificate (EPC):

The energy performance certificate rating is B28.

Money Laundering Regulation Compliance:

In order to comply with Anti Money Laundering regulations, Haarer Goss require a successful purchaser to provide proof of identity and any other required documents once terms have been agreed.

Viewing:

For further information, or to view the premises, please contact Mark Beskeen at Haarer Goss.

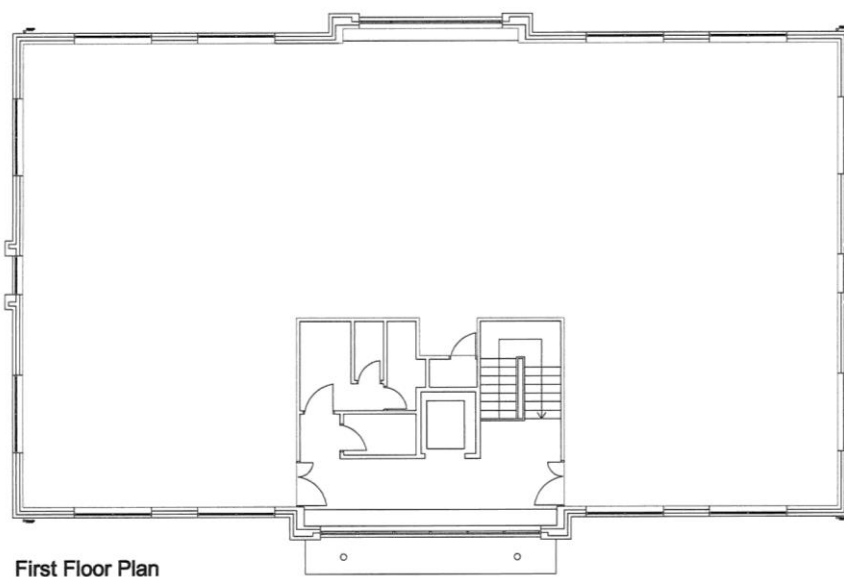
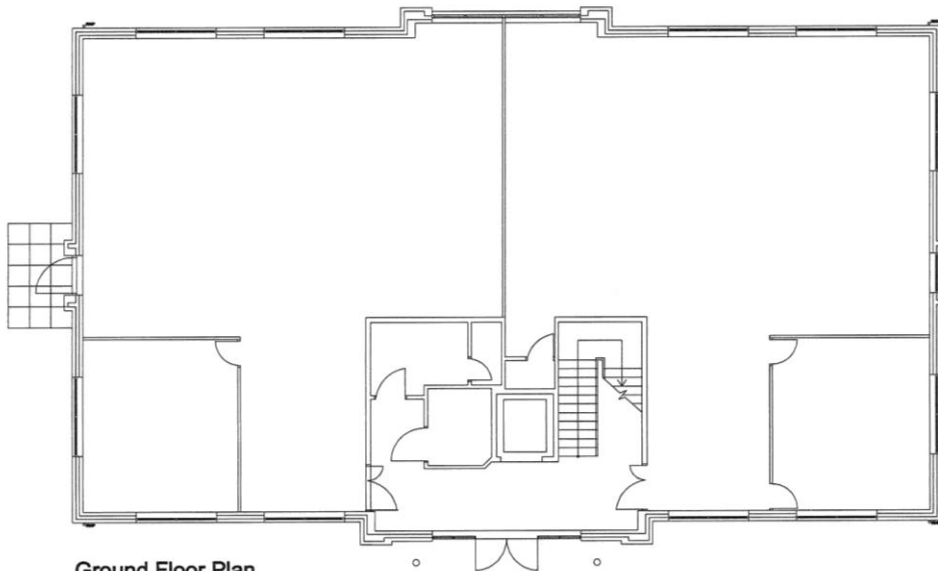
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IMPORTANT: MISREPRESENTATION ACT, 1967. Messrs. Haarer Goss, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Haarer Goss or the vendors or lessors; (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact; (4) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The vendors or lessors do not make or give, and neither Messrs. Haarer Goss nor any person in their employment has, authority to make or give any representation or warranty whatever in relation to this property; (6) Messrs. Haarer Goss cannot hold themselves responsible for travelling expenses, etc., should properties be let, sold or withdrawn. Date: Updated May 2025.



Please note these plans are for guidance purposes only and should not be relied upon for scale or accuracy

Tenancy Schedule – all leases are on a Full Repairing & Insuring basis

Property	Tenants	Sq.ft	Lease Terms	Rent P.A. £	Rent psf £	Rent Review	Tenant Breaks	Expiry
Ground Floor (left hand side)	Currie & Brown UK Ltd	1,508	01.10.20 – 5 years	£21,866	£14.50	01.10.23	30.09.23	30.09.25
Ground Floor (right hand side)	Horizon Care (South West) Ltd	1,530	13.05.24 – 5 years	£22,185	£14.50	--	--	12.05.29
First Floor	Trans Global Freight Management Ltd	3,050	21.09.22 – 5 years	£41,175	£13.50	21.09.25	21.09.25	20.09.27
TOTAL		6,088		£85,226				

Location Plans, Kensington Court, Pynes Hill, Exeter

