

**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Rosemoor Court

Pynes Hill, Exeter, EX2 5TU

Fully Refurbished Ground Floor Office – 1,971 sq. ft net approx.

# Location

The offices are located in the well established Pynes Hill development, benefiting from regular bus routes to the City, as well as being in close proximity to Junction 30 of the M5.

Nearby amenities include the Costa Drive Thru situated on Pynes Hill, as well as Rydon Lane Retail Park, and Tesco Vale Superstore which are within walking distance.

**Bus Stop**



**2-minute walk**

**M5**



**1.4 miles northeast**

**Exeter**



**3 miles**



# Accommodation

## Description

The available offices form part of the ground floor of the building, with the remainder of the building being let to two other tenants.

The ground floor has undergone subdivision and full refurbishment, providing accommodation to a very high standard with LED lighting, air-conditioning and new carpet throughout.

The office also benefits from a large, separate kitchen with oven, electric hobs and dishwasher.

## Parking

The accommodation has a total of 8 available parking spaces.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
GF office	1,971	183.13
<b>TOTAL</b>	<b>1,971</b>	<b>183.13</b>

**Suspended ceilings**



**Air Conditioning**



**Onsite parking**



**Recessed lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or [Exeter City Council](#)

## Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is C72 and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent/Purchase Price

The property is offered to let for £32,521 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill,  
Exeter,  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** NS/DS  
**Date:** December 2024  
**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



