



BELVEDERE HOUSE

Woodwater Park
Pynes Hill, Exeter

13,096 ft² (1,216 m²)

- ▶ Open plan office space
- ▶ Raised access floors
- ▶ Suspended ceiling incorporating recessed LED lighting
- ▶ Comfort cooling
- ▶ Male, female and disabled WC and shower facilities
- ▶ 57 allocated car parking spaces



DESCRIPTION

Belvedere House is a detached two storey office block built in 2002. The accommodation, which has recently been refurbished provides the following specification:

- ▶ Open plan office space
- ▶ Raised access floors
- ▶ Suspended ceiling incorporating recessed LED lighting
- ▶ VRV comfort cooling
- ▶ Male, female and disabled WC and shower facilities
- ▶ 57 allocated car parking spaces

There is a common ground floor entrance hall which has also recently been refurbished

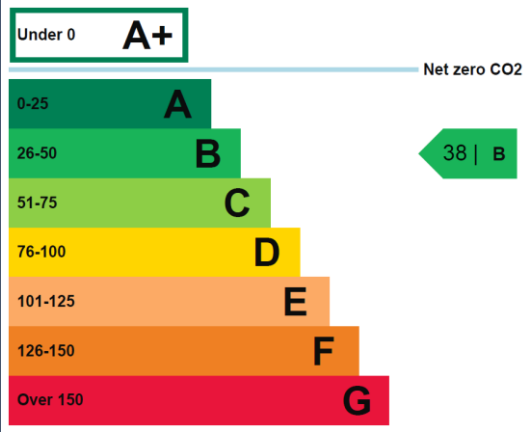


TERMS

The suite is available to let as a whole or in part. For details of the quoting rent please contact the agents.

EPC

B: 38



LOCATION

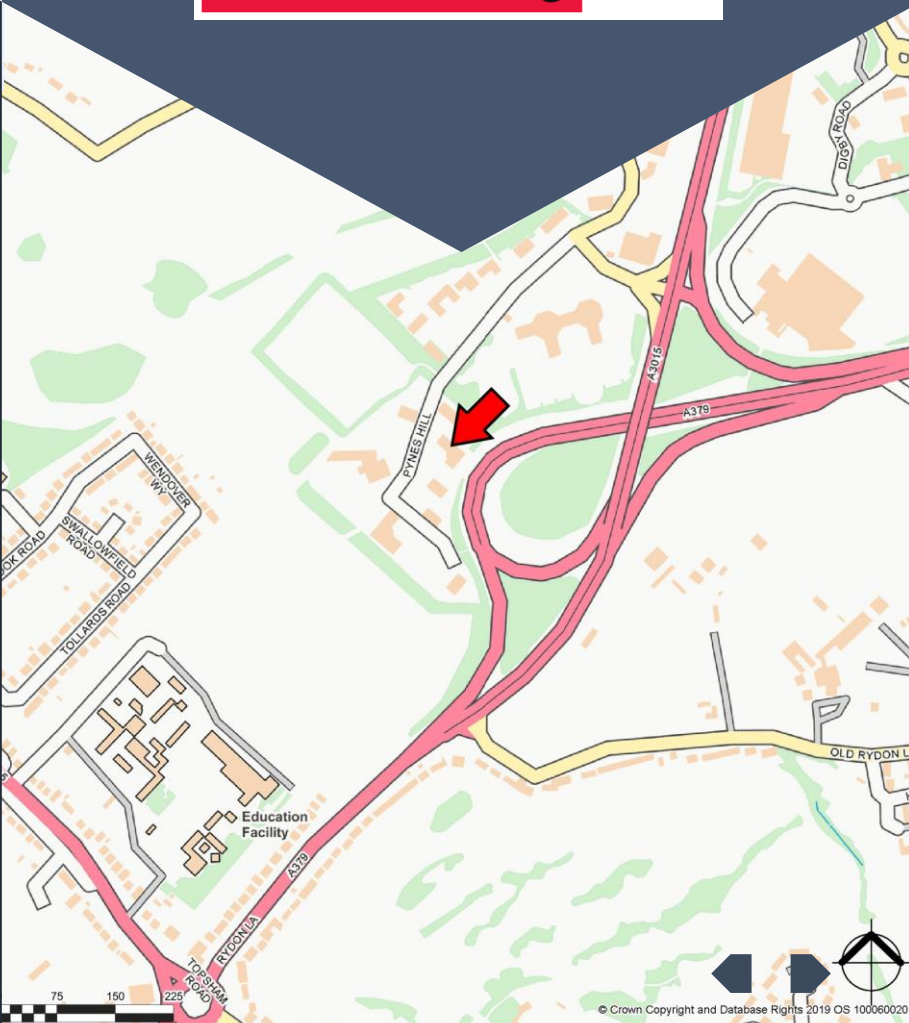
Woodwater Park is the final extension of development land at Pynes Hill Office Campus and is conveniently situated for Junction 29 and 30 of the M5 motorway and within two miles of Exeter City Centre

RATES

Rateable value (2017) £177,000.

LEGAL COSTS

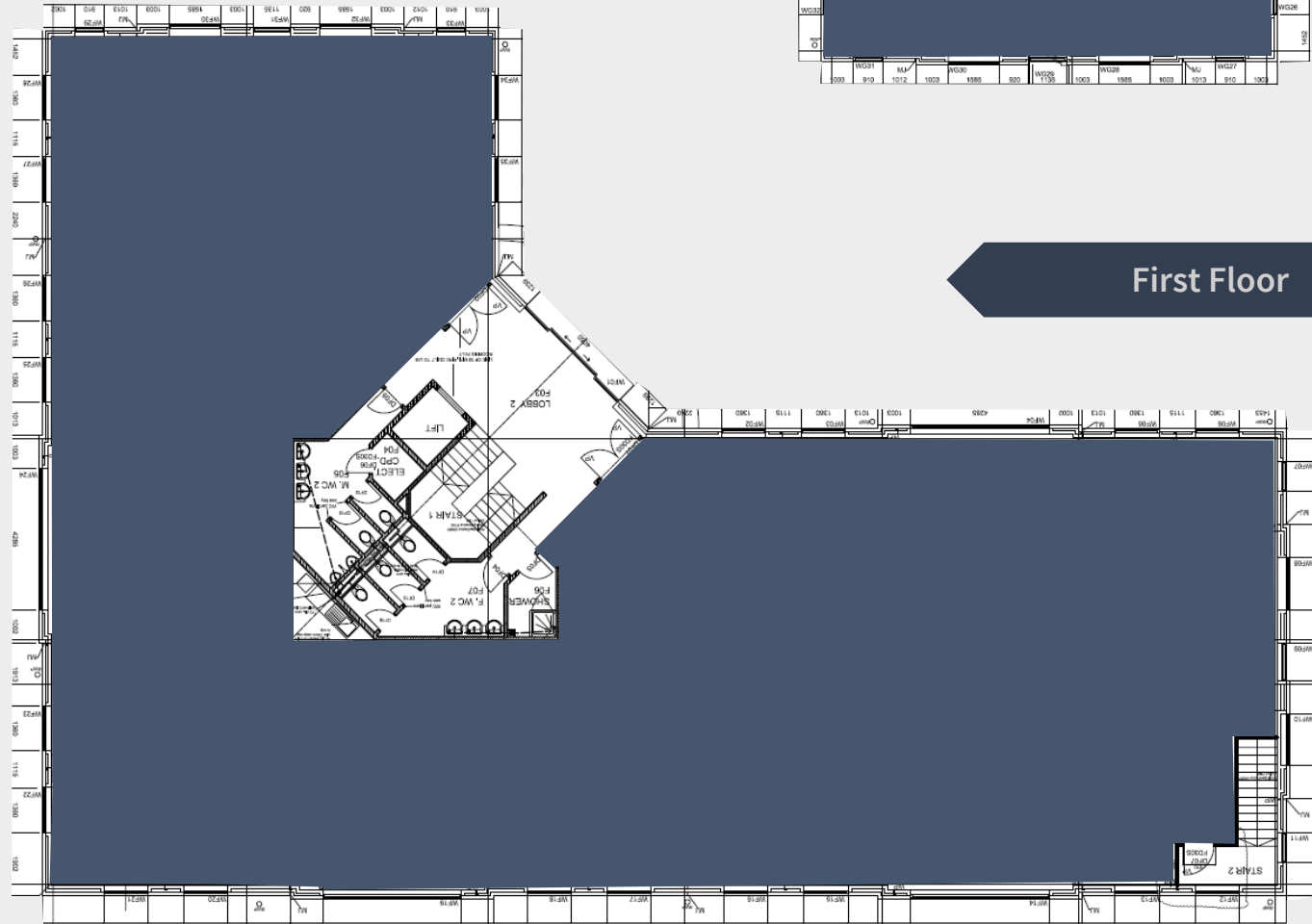
Each party is to bear their own legal costs

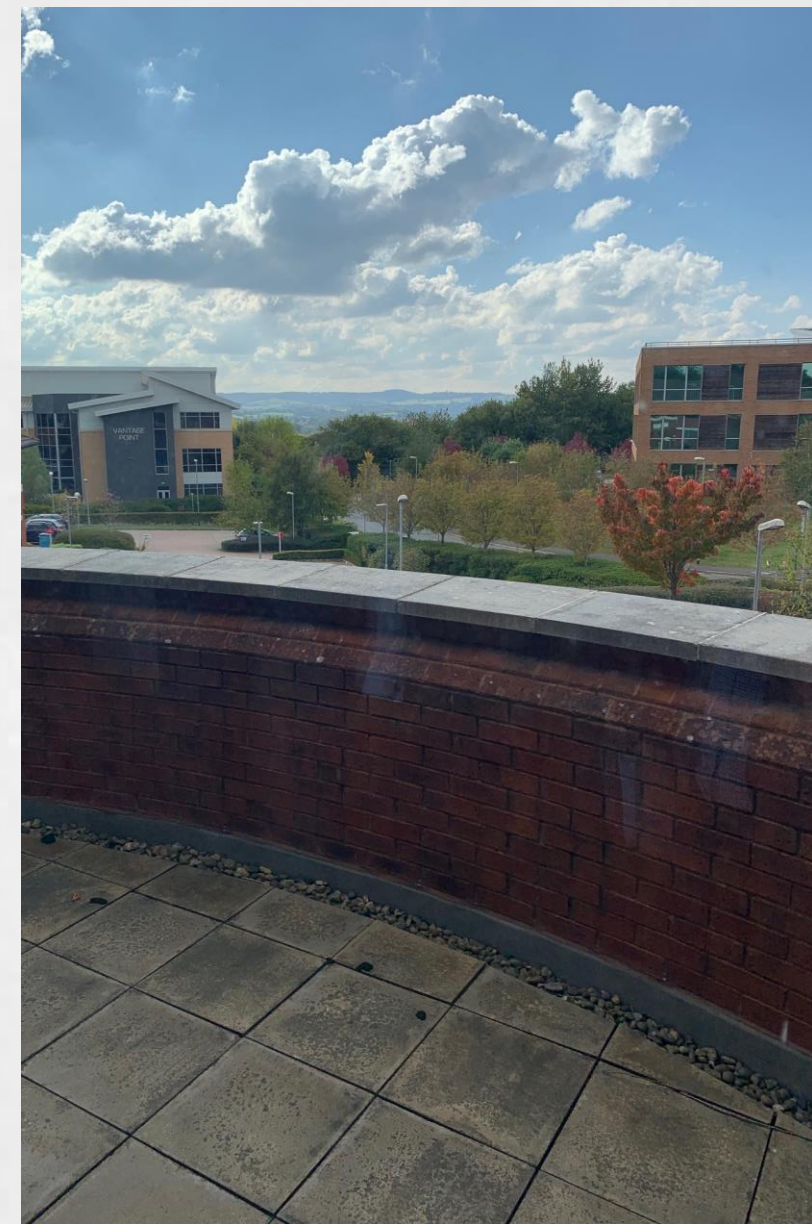


ACCOMMODATION

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

Floor	m ²	ft ²	Parking
Part Ground Floor	352	3,786	17
Part Ground & First Floor	865	9,310	40
Total	1,216	13,096	57





VIEWING AND FURTHER INFORMATION

Strictly by appointment with the
joint sole agents:

DISCLAIMER

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Tim Western
t: +44 (0) 1392 429 305
m: 07711 851 459
e: tim.western@eu.jll.com

Kye Daniel
t: +44 (0) 1392 429 307
m: 07525 913 326
e: kye.daniel@eu.jll.com



Andrew Pearce
m: 07971 278 386
e: andrew@pearceproperty.com
www.pearceproperty.com

