

TO LET



SUMMERFIELD  
COMMERCIAL

# VANTAGE POINT

Pynes Hill, Exeter, EX2 5FD

First Floor Suite – 5,091 sq ft (473 sq m)

- Refurbished Open Plan Offices
- Bike Store and Vehicle Charging Points
- Two 8 Person Lifts
- Generous Parking Provision
- 3 Pipe VRV Comfort Cooling
- Concierge Service

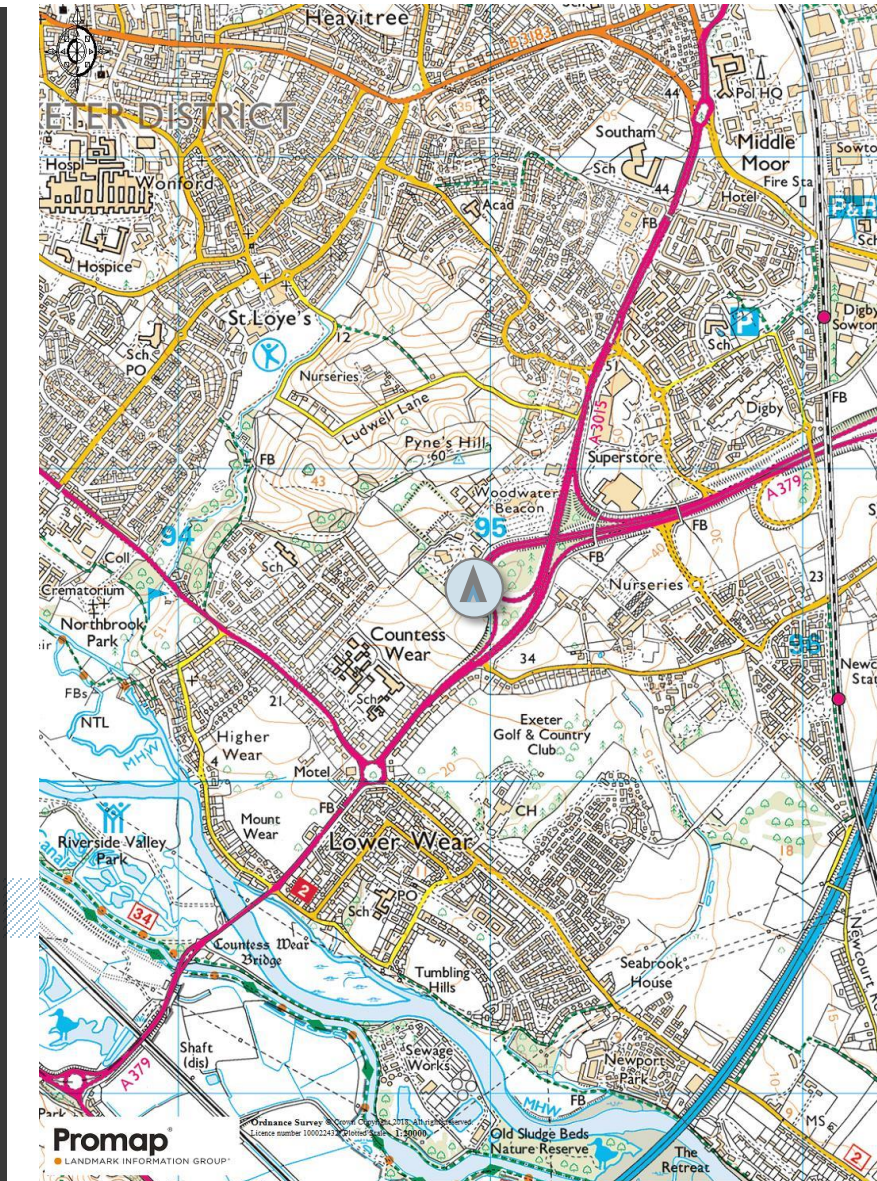
## LOCATION

Exeter is the regional and administrative centre for Devon and is located approximately 180 miles south west of London, 80 miles to the South West of Bristol and 45 miles to the north east of Plymouth.

Vantage point is situated on Woodwater Park, a modern out-of-town office park located on the eastern side of the city within easy access to Junctions 29 and 30 of the M5 motorway.

Pynes Hill is recognised as one of the prime out of town office locations and now has a very popular Costa at the entrance.

Other occupiers on Woodwater Park include Michelmores, Bertram Law, Alder King and more recently Simpkin Edwards.





## DESCRIPTION

The property comprises a detached three storey office building constructed in 2008 providing Grade A office accommodation with allocated car parking spaces.

The offices and common areas have been refurbished to include:

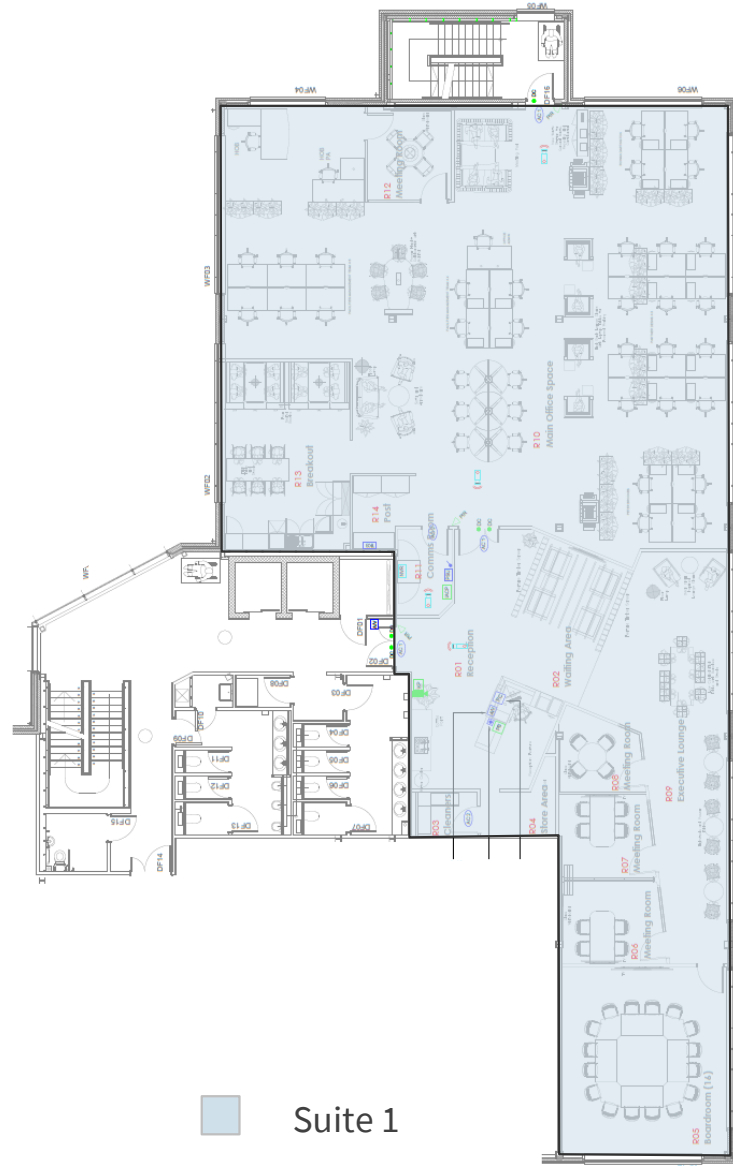
- New suspended ceilings and LED lighting
- New fitted carpet tiles
- Redecoration in office areas and WC facilities
- Refurbished common areas (reception lobby and stairs).

*Photographs of First Floor Fitout*

## ACCOMMODATION

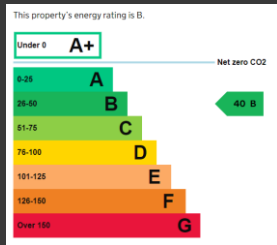
The accommodation comprises the following areas, measured in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

	Floor / Suite	Tenant	Sq ft	Sq m
Ground Floor	Suite 1	Quilter		
	Suite 2	Family Law		
	Suite 3	Sovereign Housing		
1 <sup>st</sup> Floor	<b>Suite 1</b>	<b>Available</b>	<b>5,091</b>	<b>473</b>
2 <sup>nd</sup> Floor	Suite 2	Brewin Dolphin		
	Suite 1	SWAHSN		



## EPC

B: 40



## LEGAL COSTS

Each Party to bear their own legal costs incurred.

## TERMS

The offices are available on a contributory FRI lease by way of a service charge, on terms to be agreed.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment  
with the joint sole agents:



**Katie Purrington**  
t: +44 (0) 1392 429 381  
m: 07513 482451  
e: [katie.purrington@jll.com](mailto:katie.purrington@jll.com)

**Kye Daniel**  
t: +44 (0) 1392 429 307  
m: 07525 913326  
e: [kye.daniel@jll.com](mailto:kye.daniel@jll.com)



**Andrew Pearce**  
m: 07971 278386  
e: [andrew@pearceproperty.com](mailto:andrew@pearceproperty.com)  
[www.pearceproperty.com](http://www.pearceproperty.com)