



Lower Ground & Ground Floor, Ada House

Ada House, Pynes Hill, Exeter, EX2 5TU

Ada House is a freestanding modern HQ office building arranged over lower ground, ground & first floors offering high quality accommodation.

1,954 to 6,089 sq ft

(181.53 to 565.69 sq m)

- Lift serving all floors
- Air conditioning to part
- Flexible open plan floorplates
- Well appointed air conditioned boardroom
- Server/data room with fibre optic connection and full fire suppression
- Kitchens and WC facilities on ground and first floors, plus employee showering facilities

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Location

Exeter has a thriving business community and functions as the principal administrative centre of

Devon and the South West. The city's resident population is around 120,000 and it has a retail catchment population of c.480,000, with a thriving retail centre. Pynes Hill is Exeter's premier office park. Located on

the edge of an attractive Valley Park, it has excellent access to the M5 motorway at junction 30 (1 mile)

as well as good links to main line railway stations and the highly successful Exeter Airport.

Exeter city centre is 3 miles from Pynes Hill with regular bus links.

Exeter St Davids provides a direct rail service to London Paddington (from c.2 hours) and Exeter

airport serves a wide range of domestic and international destinations. Exeter also prides itself on

being one of the country's most bike friendly cities.

Pynes Hill 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.

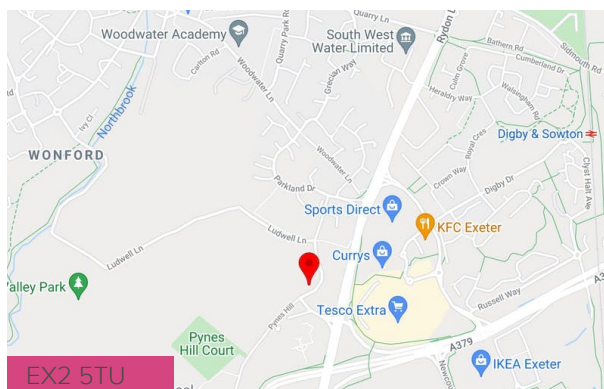
Nearby occupiers include Michelmores Solicitors, AXA, NHS, Gallaghers, Brewin Dolphson, St James

Place and many others.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Lower Ground - Lower Ground	1,954	181.53	Available
Ground - Ground Floor	4,135	384.15	Available
Total	6,089	565.68	



Summary

Available Size	1,954 to 6,089 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	B

Viewing & Further Information

Andrew Pearce

01234567890 | 07777777777

testing+4411-Andrew-Pearce@tlgd.co.uk