



BELVEDERE HOUSE

Woodwater Park
Pynes Hill, Exeter

9,310 ft² (865 m²)

- ▶ Open plan office space
- ▶ Raised access floors
- ▶ Suspended ceiling incorporating recessed LED lighting
- ▶ Comfort cooling
- ▶ Male, female and disabled WC and shower facilities
- ▶ 40 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
- ▶ 40 allocated car parking spaces

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



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

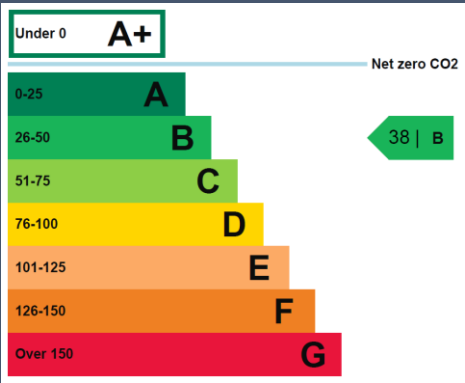
TERMS

The accommodation is available to let as a whole or floor by floor. For information on quoting rent and other outgoings contact the agents.

A service charge will be levied to cover the costs of the heating lighting and maintenance of the common areas.

EPC

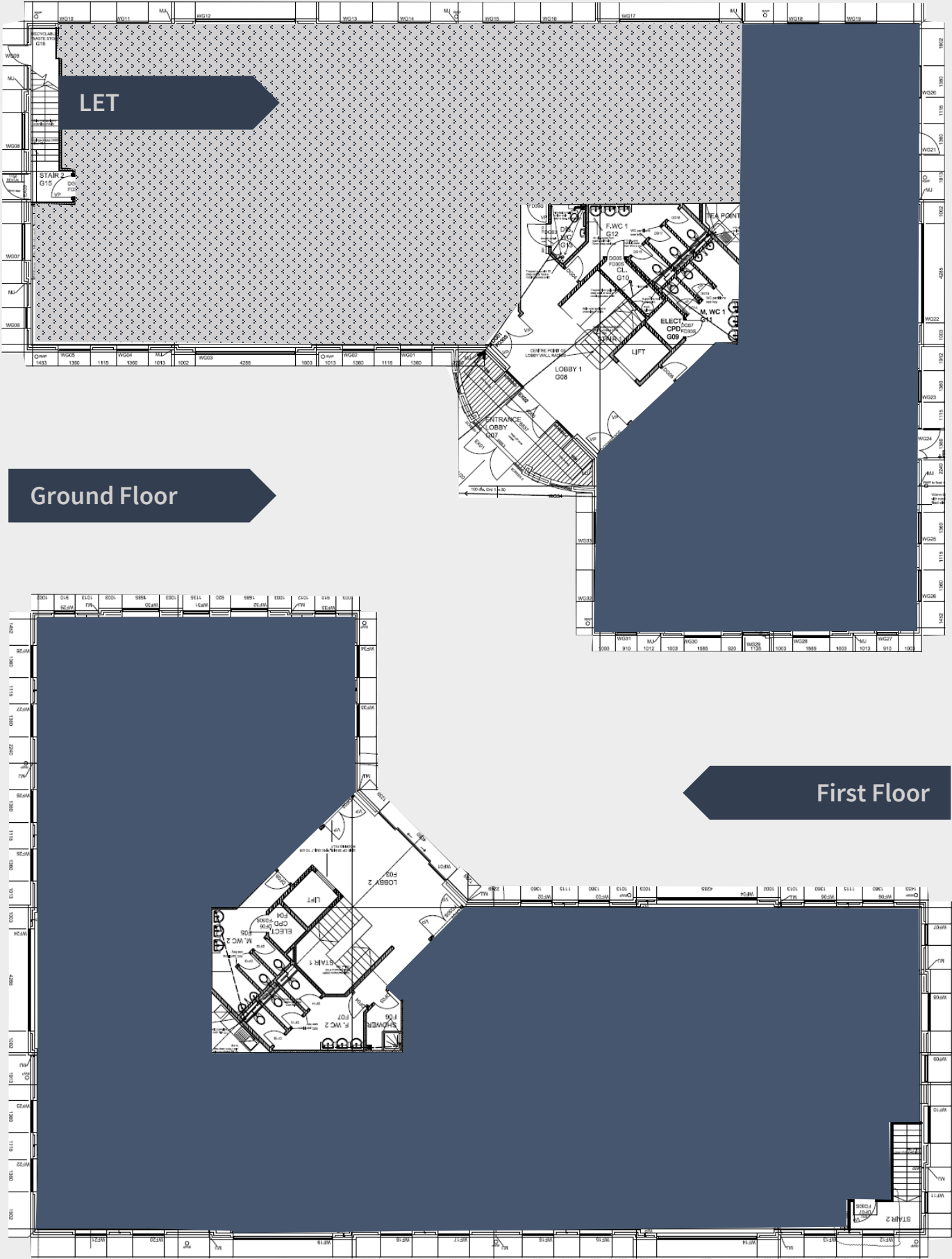
B: 38

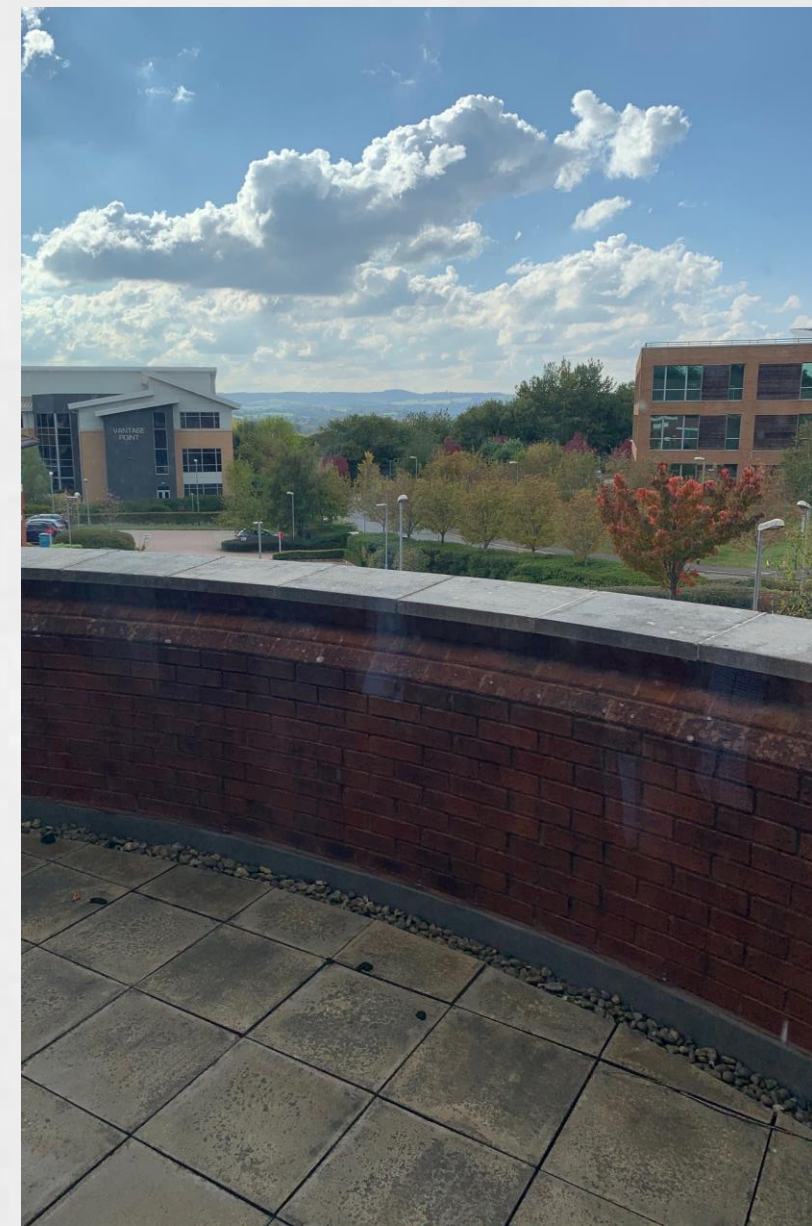
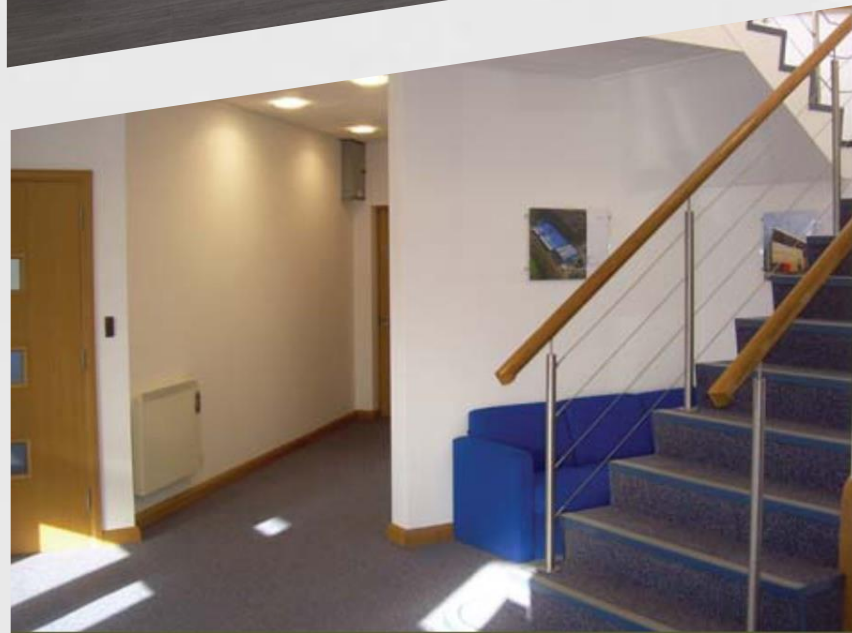


ACCOMMODATION

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

Suite	m ²	ft ²	Parking
Part Ground & First Floor	865	9,310	40





VIEWING AND FURTHER INFORMATION

Strictly by appointment with the
joint sole agents:

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.



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

