

HUDSON & Co.

Pinhoe Exeter FIRST FLOOR OFFICES

177.35 sq m 1,908 sq ft

With Adjacent Parking



First Floor Unit 1 Exhibition Way, Exeter, Devon EX4 8JD

- *Useful premises offering open plan accommodation with some partitioning – suit offices, and / or leisure amenity such as Club premises / Dance Studio***
- *Busy location, close to Aldi & Sainsburys and within easy distance of City Centre***
- *Central heating, kitchen and toilet facilities and some parking***
- *Flexible Terms / Competitive Rental***

TO LET

01392 477497

First Floor Unit 1 Exhibition Way, Exeter, Devon EX4 8JD

LOCATION: The property lies in Pinhoe, on the eastern outskirts of the city of Exeter, approximately 2 miles from the city centre. Exhibition Way is a mixed commercial and industrial area, and includes an Aldi foodstore. Located a short distance from the Pinhoe Road junction with Hill Barton Road, close to Sainsburys, the property allows easy access to Exeter Business Park, Sowton and the M5 as well as in to the city and around the outskirts towards Pynes Hill and Marsh Barton.

DESCRIPTION: Occupying a prominent position, the property comprises an attached two storey building with block-work inner walls, externally rendered with plastic coated steel cladding incorporating a large glazed frontage to the ground floor showrooms and windows at first floor level and to the side elevations under a pitched plastic coated profile steel roof. To the front of the property there is an area of parking.

ACCOMMODATION: The accommodation forms the first floor of the property, and comprises a mixture of open plan and compartmentalised offices.

FIRST FLOOR	177.35 sq m	1,908 sq ft
Includes		
Offices	130.48 sq m	1,404 sq ft
Storage	18.02 sq m	194 sq ft
Kitchen / Canteen	7.62 sq m	82 sq ft

There are toilets at first floor level. All areas are approximate.

SERVICES: The property is connected to mains water, drainage and electricity.

RATES: *Offices & Premises*
Rateable Value: £11,500

PLANNING: The premises have been used as offices in an area zoned for commercial uses. Prospective occupiers should address their planning enquiries to the local planning authority, Exeter City Council: Tel: 01392 277888

EPC: Rating G

TERMS: The premises are available on flexible terms at a competitive rental.

LEGAL COSTS: Incoming tenant to pay a reasonable contribution towards the landlord's legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Through the Sole Agents:

HUDSON & Co.

Tel: 01392 477497 / 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract