



To let

Lower ground floor, 1 Southernhay West,
Exeter, Devon, EX1 1JG

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Lower ground floor office suite in the Central Business District

Approx: 405 sq ft / 37.6 sq m. plus storage

Flexible and affordable lease terms

Immediately available

Qualifies for 100% Rates Relief

strattoncrebercommercial.co.uk

Location

The building occupies a prominent position on Southernhay West, which is in Exeter's prime office district. The Georgian terrace looks out across the mature gardens of Southernhay to the front and the City Wall and Exeter Cathedral to the rear.

Southernhay occupiers include a number of professional firms as well as several medical and therapy-related occupiers. It is situated adjacent to both the city's prime retail district and the Cathedral Green. The Mercure Southgate Hotel and Premier Inn are close by.

Description

The suite comprises a room on the lower ground floor of an end terrace Georgian building. The room has good levels of natural light and has two large storage rooms leading off.

The offices have central heating, fitted carpets and retractable security shutters to doors and windows.

There is a shared WC and shared kitchen adjacent to the suite.

Accommodation

The offices have an approximate NIA area of 405 sq ft / 37.6 sq m.

Plus storage: 184 sq ft (17.1 sq m)

Lease Terms

The property is available by way of a new lease for a term to be agreed. The lease is to be drawn on an inclusive basis at an initial rent of **£6,480 per annum**.

The rent includes heating, external repairs and maintenance, cleaning, maintenance and decoration of internal common areas and building insurance. (Tenant pays their own electricity).

Rent Deposit

A 3 month rent deposit maybe applicable subject to tenant's status.

Rateable Value

For guidance purposes only:

Ratable Value:	£4,400.00
Rates Payable 2019/2020:	£2,160.40

Small Business Rates Relief is available to qualifying occupiers in respect of this property. Prospective tenants may be eligible for 100% rates relief. You are advised to make your own enquiries through Exeter City Councils Business Rates Department on 01392 277888.

VAT

VAT is not applicable to the rent or service charge.

Legal Costs

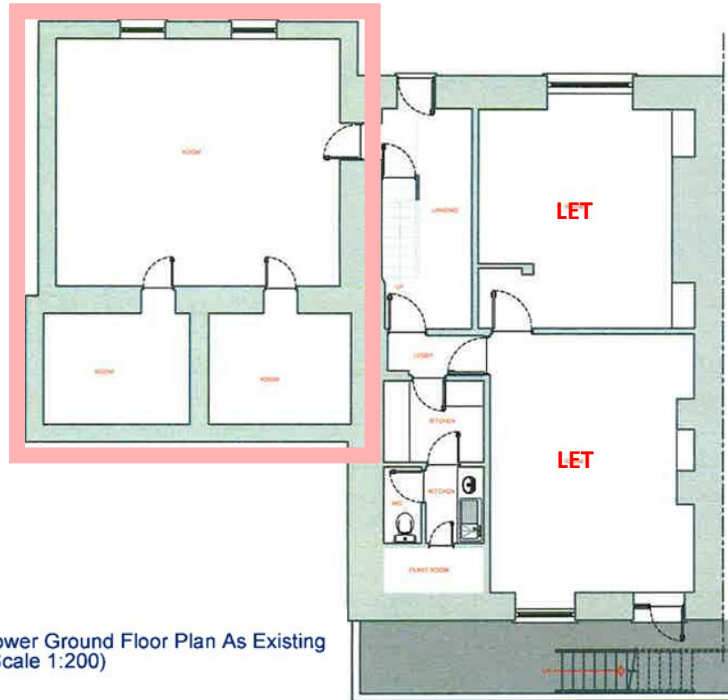
Each party to bear their own costs incurred in the transaction.

Viewing & Further information

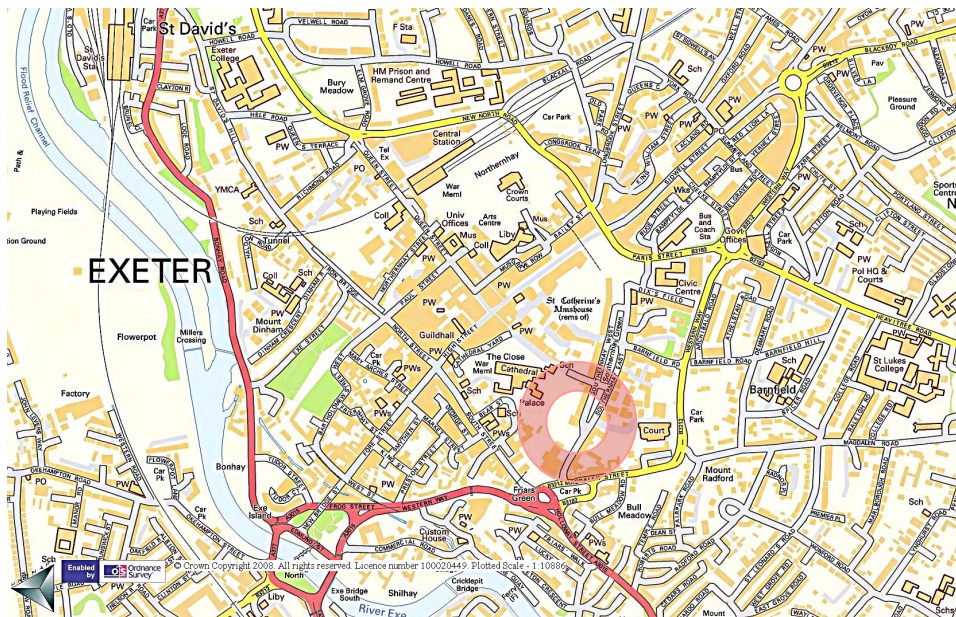
Strictly by appointment through the sole agents:



Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR



Lower Ground Floor Plan As Existing
(Scale 1:200)



Exeter Office

20 Southernhay West, Exeter,
EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- iii The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- iv All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.