



To let

3rd floor offices, 236 High Street,
Exeter, Devon, EX4 3NE

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Imposing office building in heart of city centre

Access from High Street via spacious lobby & lift

Flexible layout, capable of fully open-plan

1,284 sq.ft (119.3 sq.m)

To let: £11,500 p.a.

Location

The property is situated in a very central position on Exeter's High Street, opposite the junction with Bedford Street (which is the gateway to the Princesshay shopping centre). All of the city centre's major facilities and attractions are within easy reach, including a number of car parks, central bus and railway stations, hotels and restaurants.

Exeter is a cathedral and university city with a population of circa 135,000. With mainline rail links, an international airport and direct access to the M5 motorway, Exeter is a rapidly developing city with major expansion currently underway.

Description

236 High Street is a 1950's building comprising retail premises on the ground floor, and the offices above are accessed via a prominent and imposing doorway onto High Street. A spacious lobby and stairwell, with a lift, lead to the upper floors.

The available space comprises the rear of the third floor, with windows overlooking Castle Street. The space is currently laid out as four connected rooms, each with door to a shared corridor; all walls within the suite are non-structural, allowing the space to be reconfigured or made fully open-plan.

The specification includes cat-2 lighting, perimeter trunking including ample cat-5 data sockets and video intercom to the High Street entrance. The suite will be offered in redecorated condition.

Accommodation

The suite has a Net Internal Area of approximately 1,284 sq.ft (119.3 sq.m).

Lease Terms

Offered by way of a new lease on contributory full repairing and insuring terms at an initial rent of £11,500 per annum exclusive. All other terms by negotiation.

A service charge applies in respect of the Landlord's management of the building, including buildings insurance, maintenance of common and external areas, cleaning of common areas and fire alarm testing. Details on request.

Business Rates

The unit has a rateable value in the 2017 rating list of £13,250. Rates payable in the year 2018/19 are understood to be £6,505.75 before any transitional arrangements.

VAT

VAT is applicable to the rental and service charge figures quoted above.

Broadband connectivity

A report on the internet packages available at the property, and the speeds they can offer, is available on request.

Energy Performance Certificate (EPC)

Assessed in Band E.

Legal Costs

Both parties to bear their own legal costs in the transaction.

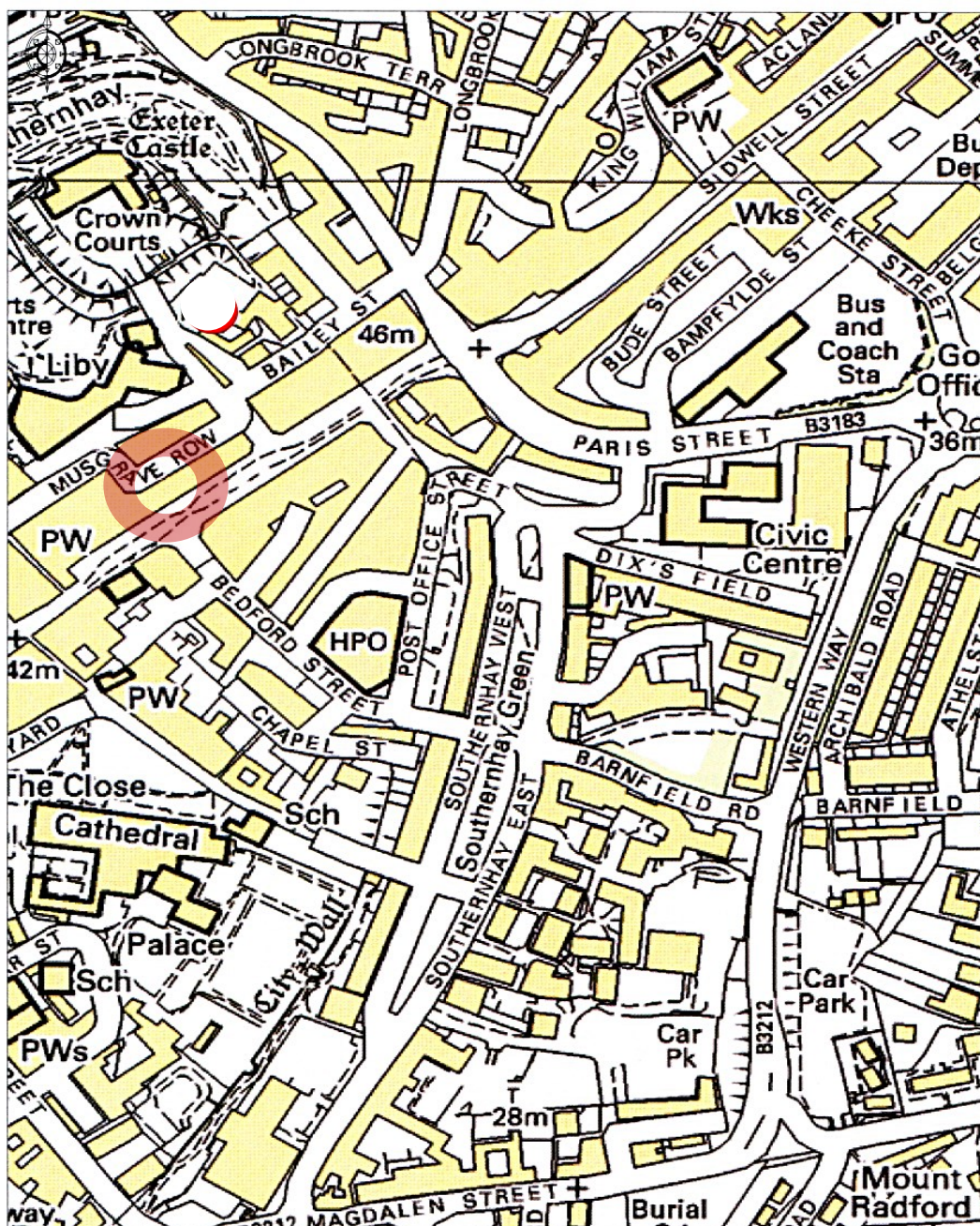
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





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