



To let

The Hall, 31-32 Southernhay East, Exeter, Devon, EX1 1NS

Viewing by prior appointment with
Jonathan Ling

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Distinctive suite in heart of Exeter's central business district

Ground floor unit with access from Southernhay

Approx. 1,676 sq ft / 155.7 sq m

Largest open-plan office in Southernhay

Suited to a variety of uses, subject to planning

Rent: £26,000 per annum

strattoncrebercommercial.co.uk

Location

Located within the heart of the Central Business District, a short distance from the principal shopping areas of Princesshay and High Street and the cafés and restaurants of Bedford Square and Cathedral Green.

Southernhay is the city's prime central office location, comprising terraced Georgian buildings on either side of mature gardens. Occupiers include accountants, solicitors and surveyors, as well as three hotels, wine bar and restaurant.

The offices are well positioned for access to the many public car parks in the vicinity of Southernhay, and on-street parking is available to the front of the building.

Description

31-32 Southernhay East is a 1950s purpose-built office building which, while retaining the outward appearance of a period building, has the benefits of a more modern building.

The Hall is situated to the rear of the ground floor, with access via the shared entrance on Southernhay. It comprises an open-plan space with tall ceiling and natural light via windows on three elevations as well as a large central light well in the ceiling. It has its own adjoining kitchen and server room, and shares large male and female WC blocks on the same floor.

The specification includes wall- and ceiling-mounted lighting, central heating, intercom door entry system and ample power and data points via skirting trunking.

Accommodation

Net Internal Areas as follows:

Hall:	1,676 sq.ft	(155.7 sq.m)
Kitchen:	39 sq.ft	(3.7 sq.m)
Server room:	34 sq.ft	(3.2 sq.m)
TOTAL NIA:	1,676 sq.ft	(155.7 sq.m)

Lease Terms

Offered by way of new lease on contributory full repairing and insuring terms. The initial rent is £26,000 per annum exclusive, and other terms are by negotiation.

Service Charge

The service charge includes buildings insurance, gas central heating, cleaning of common parts, window cleaning, water rates and external repairs. Details on request.

Rates

Rateable value:	£16,250
Rates payable 2020/21:	£8,108.75

Permitted uses

The suite currently has planning consent for office use, but the Landlord is willing to consider a variety of commercial uses including selected retail, leisure and healthcare uses.

Broadband/connectivity

A report on the broadband services available at this property, and the relative speeds they may offer, is available on request.

VAT

VAT is applicable to the rent and service charge.

Legal Costs

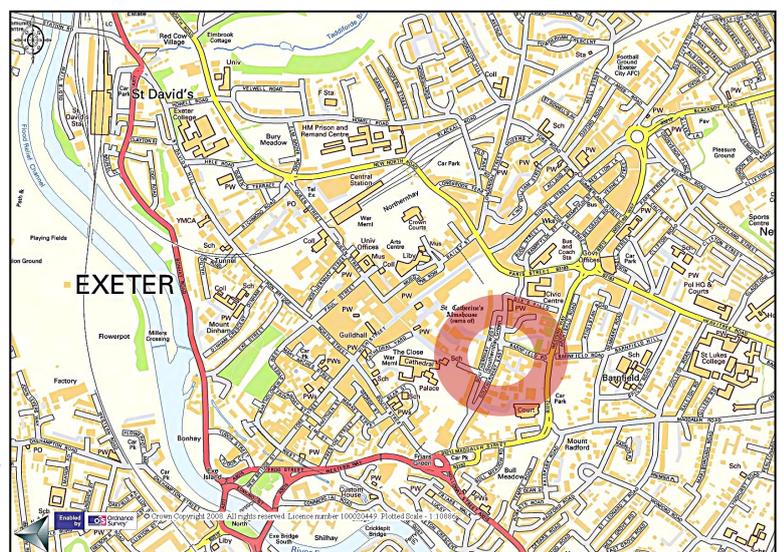
Each party are responsible for their own legal costs incurred in this transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
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