



To let

Lower ground floor, 4-5 Southernhay West,
Exeter, Devon, EX1 1JG

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

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Three separate offices, all on one floor, offered together
or separately

202 - 732 sq.ft (18.8 - 68.0 sq.m)

All suites qualify for 100% small business rates relief

Rents from: £2,950 per annum exclusive

Location

The building occupies a prominent position on Southernhay West, 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 such as solicitors, surveyors, financial advisors and accountants, as well as most of the city's high-end estate agents. It is situated adjacent to both the city's prime retail district and the Cathedral Green. The Mercure Southgate Hotel, Cosy Club, Rendezvous Wine Bar and Premier Inn are close by.

Description

Three rooms, all on lower ground floor, are offered, either individually or in combination. The lower ground floor is accessed via the main front door of the building, and from there via shared lobbies and stairs, as well as a lift.

Front room, No.4 - 282 sq.ft (26.2 sq.m), with windows to the front well of the building. Shared use of kitchen, which is separate but on the same floor.

Rear room, No.4 - 248 sq.ft (23.1 sq.m), with large window overlooking landscaping and Roman Wall to the rear. The office has its own kitchen leading off.

Rear room, No.5 - 202 sq.ft (18.8 sq.m), with large windows overlooking landscaping and Roman Wall to the rear. The office has shared use of a kitchen on the same floor.

Features include fitted carpets, category-2/fluorescent lighting, ample power and telecoms sockets and gas-fired central heating.

Lease Terms

The offices are offered by way of new contributory full repairing and insuring leases for a term to be agreed. The initial annual rents are as follows:

Front room, No.4: £4,000 per annum exclusive

Rear room, No.4: £3,700 per annum exclusive

Rear room, No.5: £2,950 per annum exclusive

Rent Deposit

A 3-month rent deposit may be applicable, subject to tenant's status.

Service Charge

There is a service charge to cover such items as external maintenance, cleaning, decoration and maintenance of common parts and buildings insurance. Details on request.

Rateable Value

The suites have the following rateable values and rates payable in the year 2019/20:

Front room, No.4: RV £2,500, payable £1,227.50

Rear room, No.4: RV £2,325, payable £1,141.58

Rear room, No.5: RV £1,800, payable £883.80

Small Business Rates Relief is available to qualifying companies in respect of each of the suites individually or if occupied together, and would reduce the amount payable in the current year to nil. You are advised to contact Exeter City Council's Business Rates department for further details.

VAT

VAT is applicable to the rent and service charges.

Broadband

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

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

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