



## 2 Southernhay West, Exeter, Devon, EX1 1JG

# To let

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

3rd floor penthouse office suite of 3 rooms

Approx: 486 sq ft / 45.1 sq m

100% small Business Rates relief

Prime office location and superb views

Rent: £4,500 per annum exclusive (no VAT)

## 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 Roman city wall and Exeter Cathedral to the rear.

Southernhay occupiers including a number of professional firms as well as medical and therapy uses. It is situated adjacent to both the city centre's prime retail district and the Cathedral Green close to High Street shops, banks, restaurants and the Mercure Hotel, Premier Inn and Southernhay House Hotel.

The offices are also well positioned for access to one of the many large car parks within the vicinity of Southernhay and there is on street pay and display parking in front of the office.

## Description

2 Southernhay West is a mid-terrace Georgian building with offices on 5 floors. The available office suite is on the third (top) floor, and consists of three interconnected office rooms plus storage. It shares kitchen and WC facilities which are on the floor below.

## Accommodation

The suite has an approximate net floor area of 486 sq ft (45.1 sq m), of which there is restricted headroom to part.

## Lease Terms

The suite is available by way of a new lease on a contributory full repairing and insuring basis subject to a service charge for the upkeep and maintenance of the building.

The initial rent is £4,500 per annum exclusive.

The service charge budget for this suite is understood to have averaged circa £2,600 in the last 3 service charge years, and next year's service charge is not expected to exceed this level.

## Rateable value

The unit is assessed with a rateable value of £3,600.

Rates payable 2020/21: £1,796.40

Qualifying tenants will be eligible for 100% Small Business Rates Relief.

## Energy Performance Certificate

Assessed in band D.

## VAT

VAT is not chargeable to the rent or service charge.

## Legal Costs

Each party are responsible for their costs incurred in the transaction.

## Rent Deposit

A rent deposit may be required from prospective tenants subject to status.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

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