



To let

First floor office suite, Brittany House, New North Road (off High Street), Exeter, EX4 4EP

Viewing by prior appointment
with Jonathan Ling BSc MRICS

(01392) 202203

jonathan@sccexeter.co.uk

Well-appointed modern offices

Prominent and highly accessible central location

Approx: 1,103 sq ft / 102.5 sq m

Parking available in basement car park

Rent: £14,350 p.a.x. (excluding parking)

Location

Brittany House fronts New North Road, just off the junction with High Street at London Inn Square. The location has high levels of pedestrian traffic, and is opposite the new John Lewis department store. There are a number of large office buildings in the immediate vicinity, with occupiers including Inland Revenue, St Lloyes Foundation and Your Move.

Both the central bus station and Central Railway Station are around 300 metres away, and the King William (John Lewis) multi-storey car park is around 200 metres away. Both High Street and Princesshay Shopping Centre, with its shops and restaurants, are around 50 metres away.

Description

Brittany House is an imposing office building on six floors offering modern, high specification office suites with spacious common parts. There is a 10-person lift and all areas are fully disabled-accessible. Occupiers include Optical Express and Working Links.

The available suite comprises part of the first floor, with access from a spacious landing, off which are male, female and disabled WCs.

The suite is currently divided by means of glazed partition to form a main office plus four private offices/meeting rooms, but can be offered with a more open-plan layout. Features of the suite include:-

- Suspended ceilings with recessed cat-2 lights;
- Raised floors with 3-compartment floor boxes, plus further ample wall-mounted power and telecoms sockets, including Category 5E cabling;
- Gas central heating with thermostatic controls;
- Double glazed windows;
- Intercom door entry system.

One space in the basement car park is allocated to this suite and is available at a rent of £1,200 per annum per space. Further spaces may also be available by way of a monthly licence.

Accommodation

The suite has a net internal area of 1,103 sq ft / 102.5 sq m.

Lease Terms

The suite is offered by way of a new lease on contributory full repairing and insuring terms. The annual rent is **£14,350** exclusive, and all other terms are by agreement.

A service charge will apply in respect of Landlord's costs in running and maintaining the building.

Basement parking spaces, where available, are offered at a rate of £1,200 per space per annum.

Business Rates

The suite is assessed as Offices and premises with a rateable value of £9,900. The rates payable in the year 2019/20 are understood to be £4,861.

Small Business Rates Relief is available to qualifying companies in respect of this suite and would reduce the rates payable in the current year to nil; please ask for details.

Broadband & Telecoms

A report on Internet connectivity is available on request. The report describes internet services as "excellent", due to the proximity of the Exeter Central Exchange. Up to 7.5 Mbps is available on ADSL lines, and up to 80 Mbps is possible with FTTC (Fibre To The Cabinet).

Disability Access

The building incorporates many disability-access features, including for those with impaired vision as well as mobility issues.

Service Charge

A service charge applies, to cover the usual range of landlord services, and includes central heating. Details available on request.

Energy Performance Certificate (EPC)

The building has obtained an EPC with a C rating.

VAT

VAT is applicable to the rent and service charge.

Legal Costs

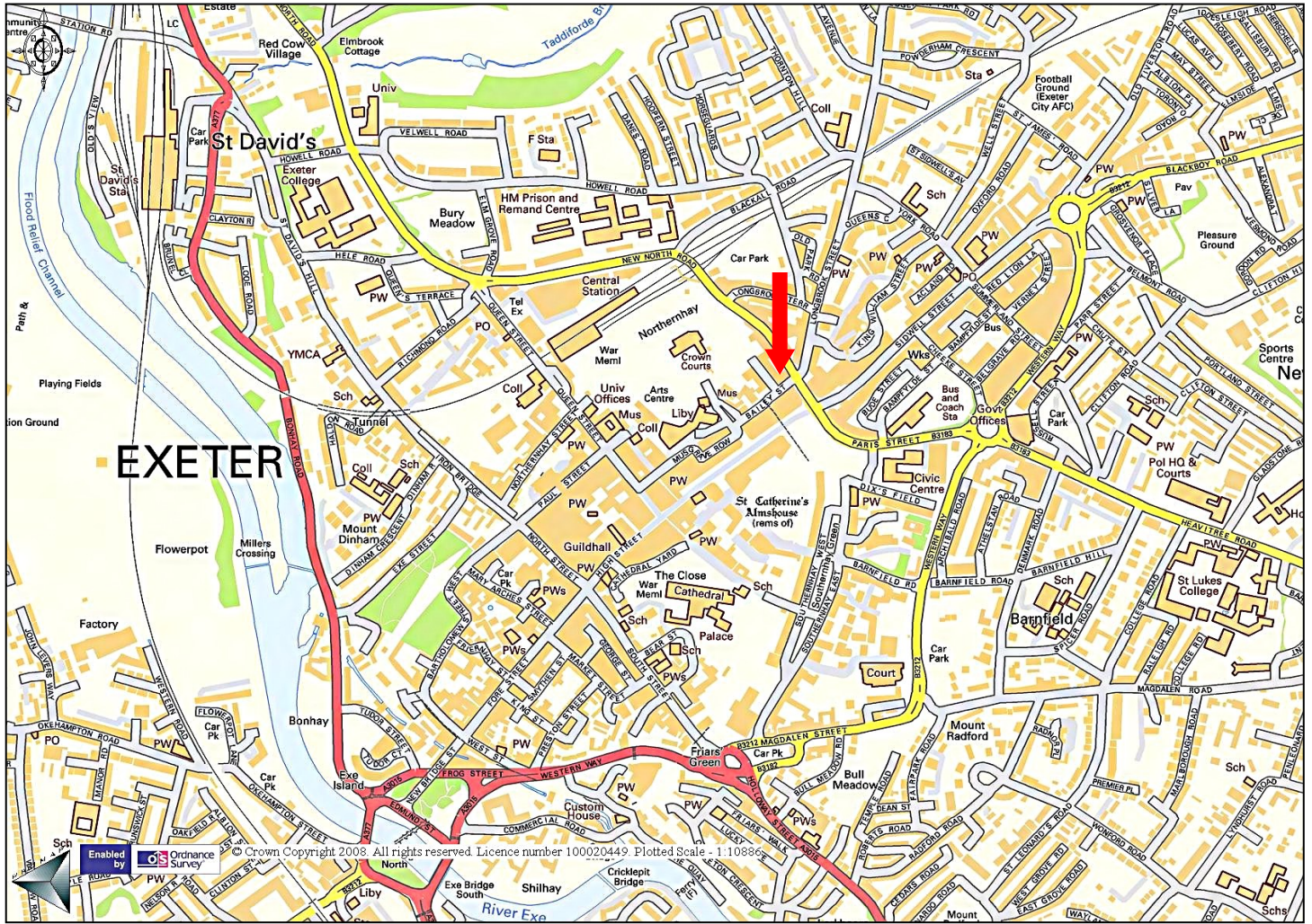
The parties are to be responsible for their own legal costs incurred in this transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

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