



To let

Sommerville House, 30 Southernhay East, Exeter, Devon, EX1 1NS

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Light and bright 3rd floor office suite with lift access

Purpose-built modern office with Georgian façade

Self-contained suite of 3 interconnecting rooms

Approx. 535 sq ft / 49.7 sq m

100% Small Business Rates Relief available

Rent: £8,000 per annum inclusive of service charge

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 hotels, wine bar and restaurant.

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

Description

Sommerville House was built in the 1950's in the style of the period Georgian buildings within the area. The offices are arranged on the third floor and accessed via a passenger lift together with a light stairwell.

The suite comprises a main office together with two further offices leading off, plus kitchen and WC

The accommodation is well presented and benefits from shared gas central heating, intercom entry system, power and telecom sockets, fluorescent lighting as well as network cabling.

Accommodation

The suite has a Net Internal Area of approximately 535 sq ft / 49.70 sq m

Lease Terms

Offered by way of a new lease an initial rent of £8,000 per annum inclusive of service charge (to include the cost of external repairs and maintenance, building insurance, gas central heating, cleaning of common parts including windows, water rates etc).

All other terms by negotiation.

Business Rates

The suite has a rateable value of £6,200, and the rates payable in the year 2020/21 are understood to be £3,093.80.

Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

VAT

VAT is not chargeable to the rent or service charge

Broadband connectivity

A report on the broadband services 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.

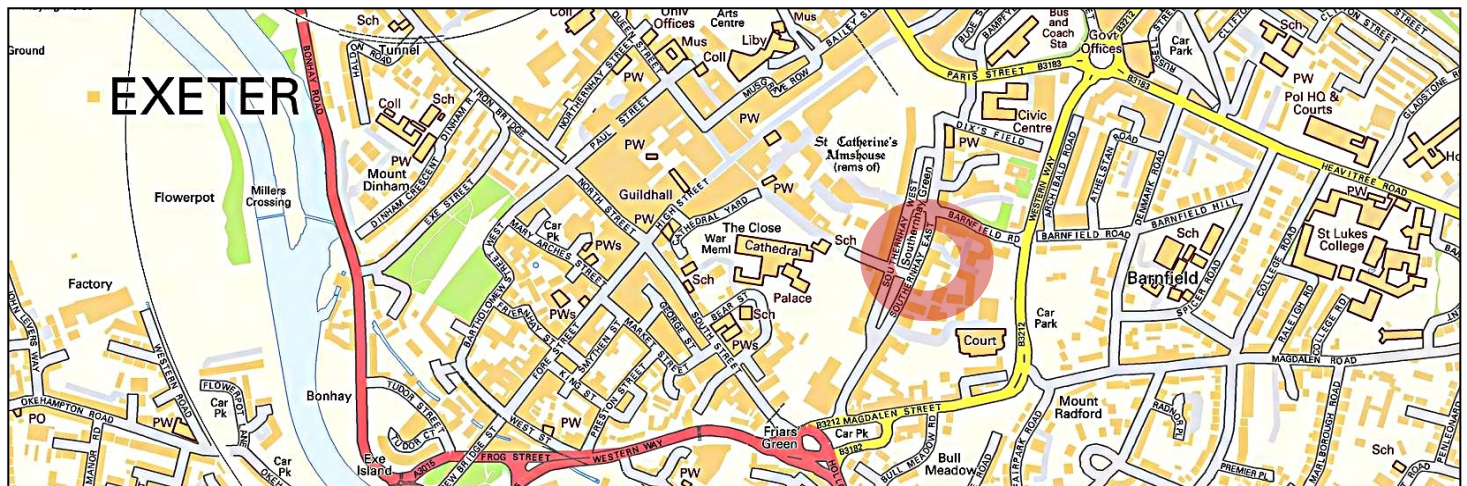
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling / Vicky Bandyszewska
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