



To let

First Floor, 1 Southernhay West, Exeter,
Devon, EX1 1JG

Viewing by prior appointment
with Jonathan Ling /
Vicky Bandyszewska

(01392) 202203

jonathan@sccexeter.co.uk

vicky@sccexeter.co.uk

First floor office suite in the central business district

Approx: 703 sq ft / 65.35 sq m

1 parking space available

New lease available

To let: £10,000 per annum

Location

The building occupies a prominent position on Southernhay West, which is 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 as well as several medical and therapy-related occupiers. It is situated adjacent to both the city's prime retail district and the Cathedral Green. The Mercure Southgate Hotel and Premier Inn are close by.

Description

The suite comprises two interconnecting offices and separate kitchenette. The offices has strip lighting, central heating, intercom and large windows providing plenty of natural light.

This property also benefits from one parking space adjacent to the property.

Accommodation

The property has approximate net floor area of 65.35 sq m / 703 sq ft.

Description	Sq.m	Sq.ft
Office	54.94	591
Kitchenette	10.44	112
TOTAL:	65.38	703

Lease Terms

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

Details of the service charge are available from the agents on request.

The initial rent is £10,000 per annum exclusive.

Parking Space

There is an option of 1 parking space adjacent to the property at a rent of £1,500 per annum.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E105

Broadband/connectivity

A report on the broadband services available at this address, an the relative speeds they can offer, is available on request.

Business Rates

Ratable Value: £8,300

Rates payable 2020/21 is understood to be £4,141.70 per annum.

The figures quoted above relate to the office suite and parking space.

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

VAT

VAT is not applicable to rent or service charge.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Rent Deposit

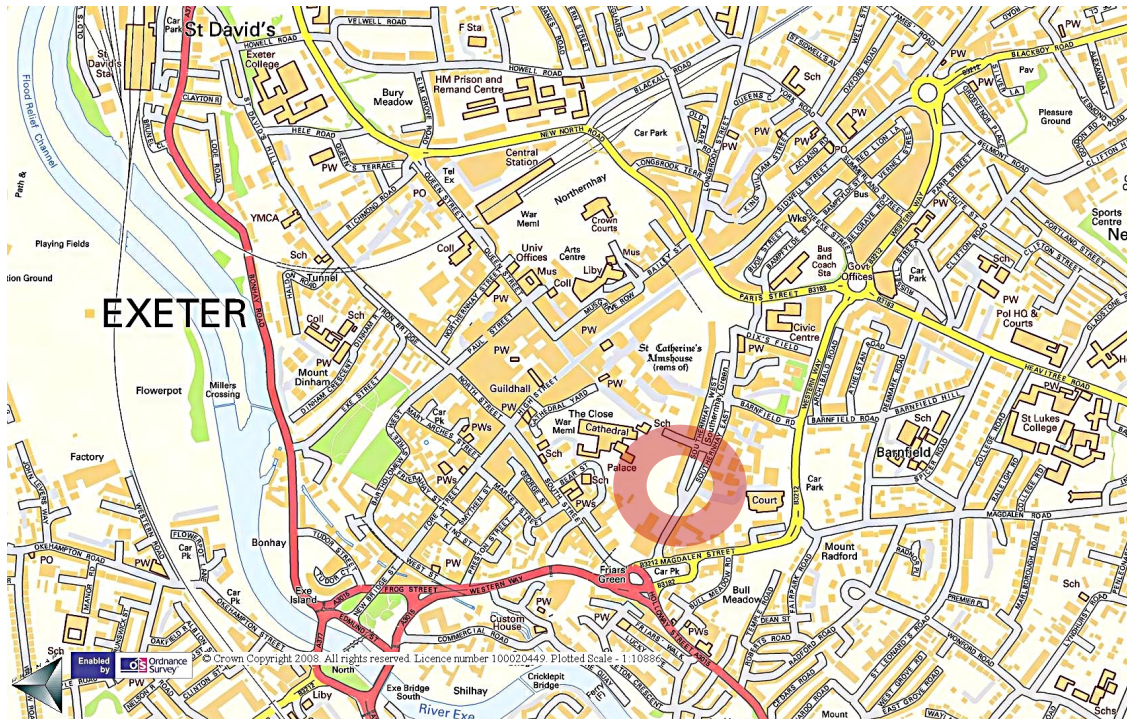
A rent deposit may be required from prospective tenants subject to status.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling BA (Hons) MSc MRICS
Vicky Bandyszewska
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk
vicky@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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