



# To let

## Lower Ground Floor, 33-34 Southernhay East, Exeter, Devon, EX1 1NX

Viewing by prior appointment  
with Jonathan Ling /  
Vicky Bandyzsewska

**(01392) 202203**

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

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

3 room suite, well presented in a contemporary style

Access via steps from pavement, plus patio access at rear

1,082 sq ft / 100.52 sq m

With contemporary and eye-catching fit-out

Rent: £9,500 p.a. exclusive



## Location

This property is located in the heart of the Central Business District, a short distance the principle shopping areas of Princesshay and the High Street and the cafes and restaurants of Bedford Square and Cathedral Green.

Southernhay is Exeter's prime central office location, comprising terraced Georgian building on either side of mature gardens. Occupiers include accountants, solicitors, and surveyors as well as hotels, a wine bar and restaurant.

The offices are well positioned for access to the large public car parks, on street car parking to the front of the property and public transport links are a short distance away.

## Description

33-35 Southernhay East is Georgian building which was substantially rebuilt for office use in the 1950s. It combines the appearance of a period building with the benefits of a more modern building, including lift access.

This suite benefits from two means of access: either via outside steps directly from the pavement, or via the main ground floor entrance to the building (with intercom door entry system) and from there via a lift.

The suite comprises three well-presented rooms off a central corridor, each with key pad access system, gas fired central heating, carpets, suspended ceilings and a mixture of LED and feature lighting. There are two WCs.

There is a fourth room designed as a communal staff room, with wood-effect laminate flooring, and level access from the staff room to a rear patio area.

## Accommodation

The suite has an internal area of circa 1,082 sq.ft (100.52 sq.m).

## Lease Terms

Offered by way of a new lease on contributory repairing and insuring terms at an initial rent of £9,500 per annum exclusive. All other terms by negotiation.

A service charge applies in respect of the landlord's costs of items such as buildings insurance, maintenance of the exterior and common areas, gas and water/drainage supplies and fire alarm testing.

## Business Rates

The unit has a rateable value of £8,500. Rates payable in the year 2020/21 are understood to be £4,241.50.

Small Business Rates Relief is available to qualifying companies in respect of this unit and would reduce the rates payable in the current year to zero. Further information on request.

## VAT

VAT is applicable to the rent and service charge

## Broadband/connectivity

A report on the broadband services available at this address, and the relative speeds they can 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:

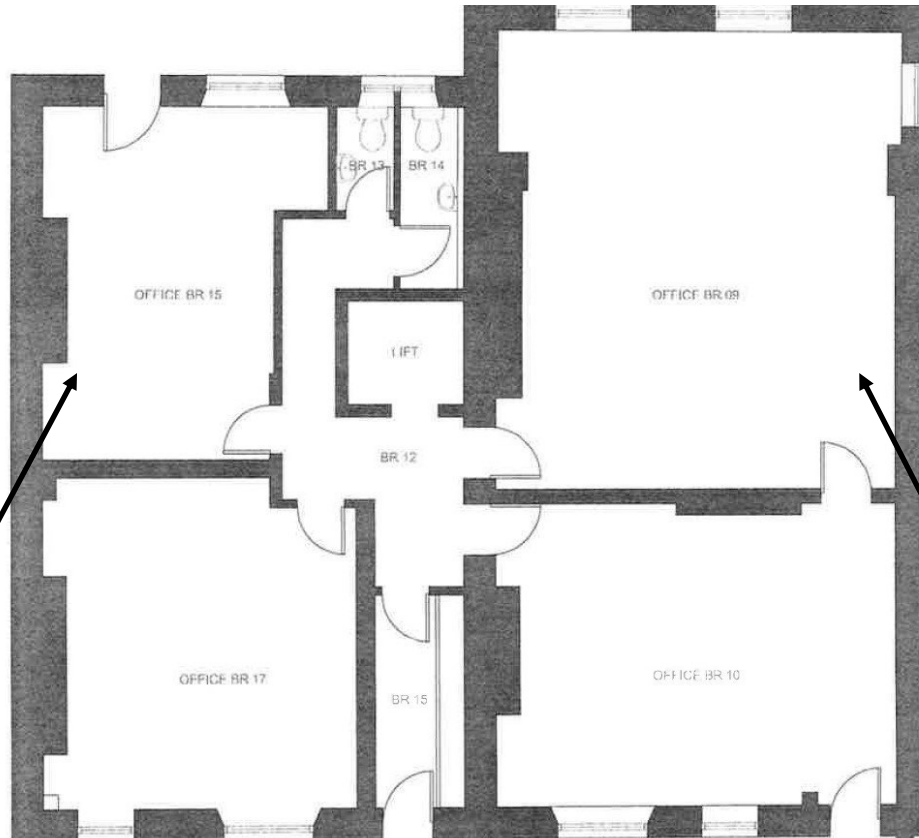
Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling / Vicky Bandyszewska

Tel: (01392) 202203

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





#### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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