

stratton
creber
commercial

property consultants



To let

Ground floor, 10 Southernhay West, Exeter, Devon, EX1 1JG

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

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Prominent ground floor offices in prime business district,
with optional lower ground floor offices/stores

Ground floor: 3 rooms, total 710 sq.ft (65.9 sq.m)

Lower ground: 3 rooms, total 739 sq.ft (68.6 sq.m)

To let: from £12,500 p.a. exclusive

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Location

Southernhay is Exeter's prime city centre office district in close proximity to the amenities of Princesshay, High Street and Cathedral Green.

No. 10 is located in a very prominent location where Southernhay intersects with Cathedral Close, a busy pedestrian thoroughfare linking the office district with High Street and city centre amenities.

Description

The building is accessed via a spacious entrance lobby, and the ground floor offices comprise a large room to the front of the shared lobby and two smaller rooms to the rear.

Both the front and rear rooms have large windows suitable for display purposes, and features include gas-fired central heating, power, data and phone sockets, and security alarm.

The ground floor offices may also be offered in conjunction with the lower ground floor, which comprises a single front office plus two large rooms to the rear with limited natural light but with heating and power supplies.

The suite has shared use of WC facilities on the lower ground floor.

Signage and displays

In addition to displays/branding in the windows and a plaque by the entrance door, the tenant may (subject to agreement) be granted signage rights on the stringcourse over the ground floor windows as well as in the display cases facing Cathedral Yard.

Accommodation

The ground floor offices have a Net Internal Area of 710 sq.ft (65.9 sq.m).

The lower ground floor has a Net Internal Area of 739 sq.ft (68.6 sq.m).

Lease Terms

The offices are offered by way of a new lease on contributory full repairing and insuring terms.

The annual rent is **£12,500 per annum exclusive** in respect of the ground floor only.

Terms for the ground and lower ground floors combined are to be by negotiation.

Service Charge

A service charge applies in respect of shared costs including building maintenance, buildings insurance, shared utilities and maintenance of common parts. The service charge in the current year is understood to be £1,000 per quarter in respect of the ground and lower ground floors combined.

Business Rates

The ground and lower ground floors are currently assessed as follows:

Ground floor plus part lower ground: rateable value £10,500; rates payable currently £5,239.50.

Part lower ground floor: rateable value £1,575; rates payable currently £785.92.

Small Business Rates Relief is available to qualifying companies taking premises with a rateable value of under £15,000; please ask the Agents for details.

VAT

VAT is not applicable to the rent.

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 joint sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk

OR

Turner Locker
Contact: Mark Turner
Tel: 01392 201202

