



To let

First Floor, 6 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 offices in period building with lift access

Main large office overlooking Southerhay, plus smaller office

Approx: 564 sq ft / 52.4 sq m

Rent: £7,250 per annum exclusive

Location

The building occupies a prominent position on Southernhay West, 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 and also 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, Cosy Club, Rendezvous Wine Bar and the Premier Inn are close by.

Description/Accommodation

The suite comprises two office rooms: a large room at the front, with views across Southernhay Green, plus a smaller rear office. Both rooms have independent access from an internal corridor. The suite has shared use of adjacent WC and kitchen facilities.

The suite has gas central heating, fitted carpets, power and telecoms sockets and category-2 lighting, as well as attractive features such as fireplaces and tall ceilings with ornamental plaster surrounds.

The suite has a Net Internal Area of approximately:

564 sq.ft / 52.4 sq.m.

Lease Terms

The office is available by way of a new contributory full repairing and insuring lease for a term to be agreed. The initial annual rent is **£7,250 per annum exclusive**.

Rent Deposit

A rent deposit may be applicable, subject to tenant's status.

Service Charge

There is a service charge to cover such items as external maintenance, cleaning, decoration and maintenance of common parts (including lift) and buildings insurance. Details are available on request.

Rateable Value

Rateable value: £6,100
Rates payable (2021/2022): £2,989

100% Small Business Rates Relief is available to qualifying companies in respect of this property. You are advised to contact Exeter City Council's Business Rates department for further details.

VAT

VAT is not applicable to the rent or service charge.

Broadband

A report on the broadband packages available at this address, and the relative speeds they may offer, is available on request.

Legal Costs

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

Viewing & Further information

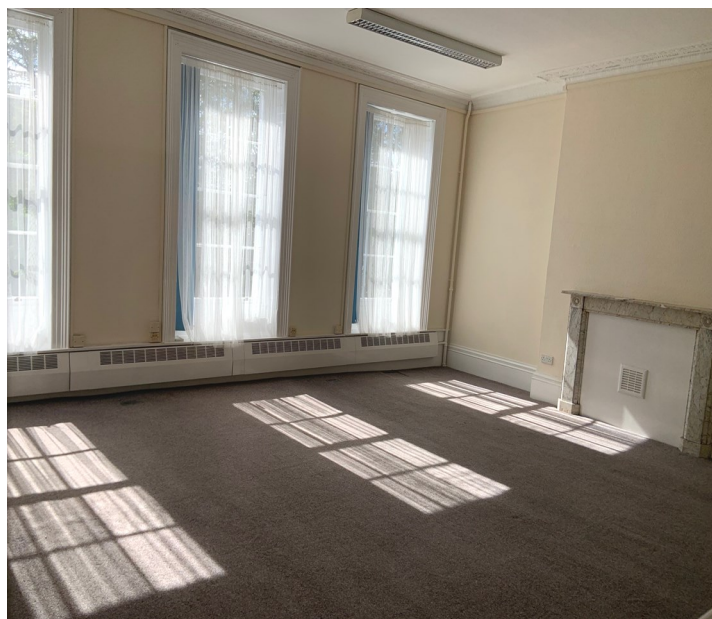
Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling / Vicky Bandyszewska

Tel: (01392) 202203

Email: jonathan@sccexeter.co.uk
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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