



To let

1st floor, Bradninch Court, Castle Street,
Exeter, Devon, EX4 3PL

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Period office building just off High Street in historic Castle District

Capable of being full open-plan or fitted out to occupier's requirements

1,224 - 2,743 sq.ft (113.8 - 254.9 sq.m)

Up to 4 allocated parking spaces available (by separate licence)

To let: rents from £15,250 p.a.

strattoncrebercommercial.co.uk

Location

Bradninch Hall is a period building situated just off Exeter's High Street in the historic Castle District, adjacent to Rougemont Castle and close to Rougemont Gardens, the Central Library and Gandy Street shops. The High Street is around 150 metres away, and all city centre amenities are within close proximity.

Description

The offices are situated on the first floor of Bradninch Court, which is a period office building forming part of the Bradninch Hall site. The space comprises two separate areas, on either side of a common landing (off which are shared WCs), and offers largely open-plan accommodation with windows to four elevations.

Features of the suite include gas-fired central heating, suspended ceilings with recessed lighting, perimeter trunking and carpets. The suite has a dedicated kitchen.

The suite will be offered in a newly decorated condition, either with the current non-structural walls which form several large rooms, or reinstated to a fully open-plan layout.

Accommodation

Approximate Net Internal Areas as follows:

Front section:	1,224 sq.ft	(113.76 sq.m)
Rear section:	1,401 sq.ft	(130.17 sq.m)
Kitchen:	118 sq.ft	(10.97 sq.m)
TOTAL NIA:	2,743 sq.ft	(254.9 sq.m)

Lease Terms

Offered by way of a new lease on contributory full repairing and insuring terms at an initial rent of £31,500 per annum exclusive. All other terms by negotiation.

A service charge applies in respect of the Landlord's management of the building, including buildings insurance, maintenance of common and external areas, cleaning of common areas and fire alarm testing.

Lease Terms - separate units

The front and rear sections may be available as separate units, in which case the kitchen would be shared. Initial rents as follows:

Front section:	£15,250 per annum exclusive
Rear section:	£17,500 per annum exclusive

Parking

Four parking spaces in the car park of Bradninch Hall are available in connection with this suite, and are offered by way of a separate licence at £1,250 plus VAT per space per annum if required.

Business Rates

Details to follow.

Broadband connectivity

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

VAT

VAT is applicable to the rental and service charge figures quoted above.

Legal Costs

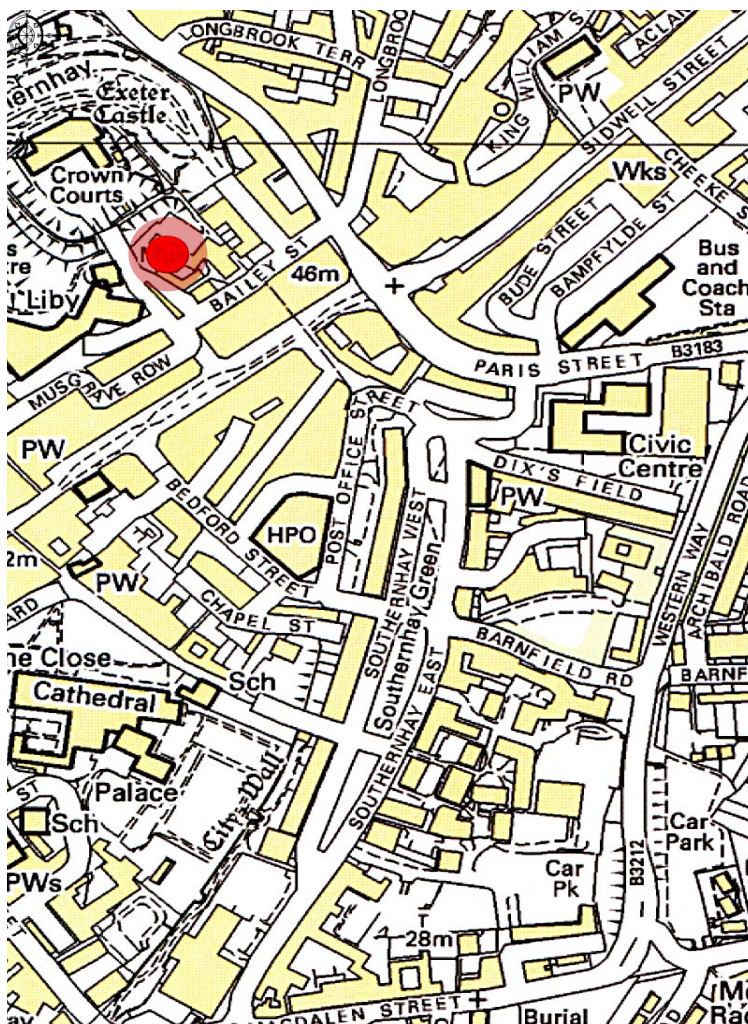
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

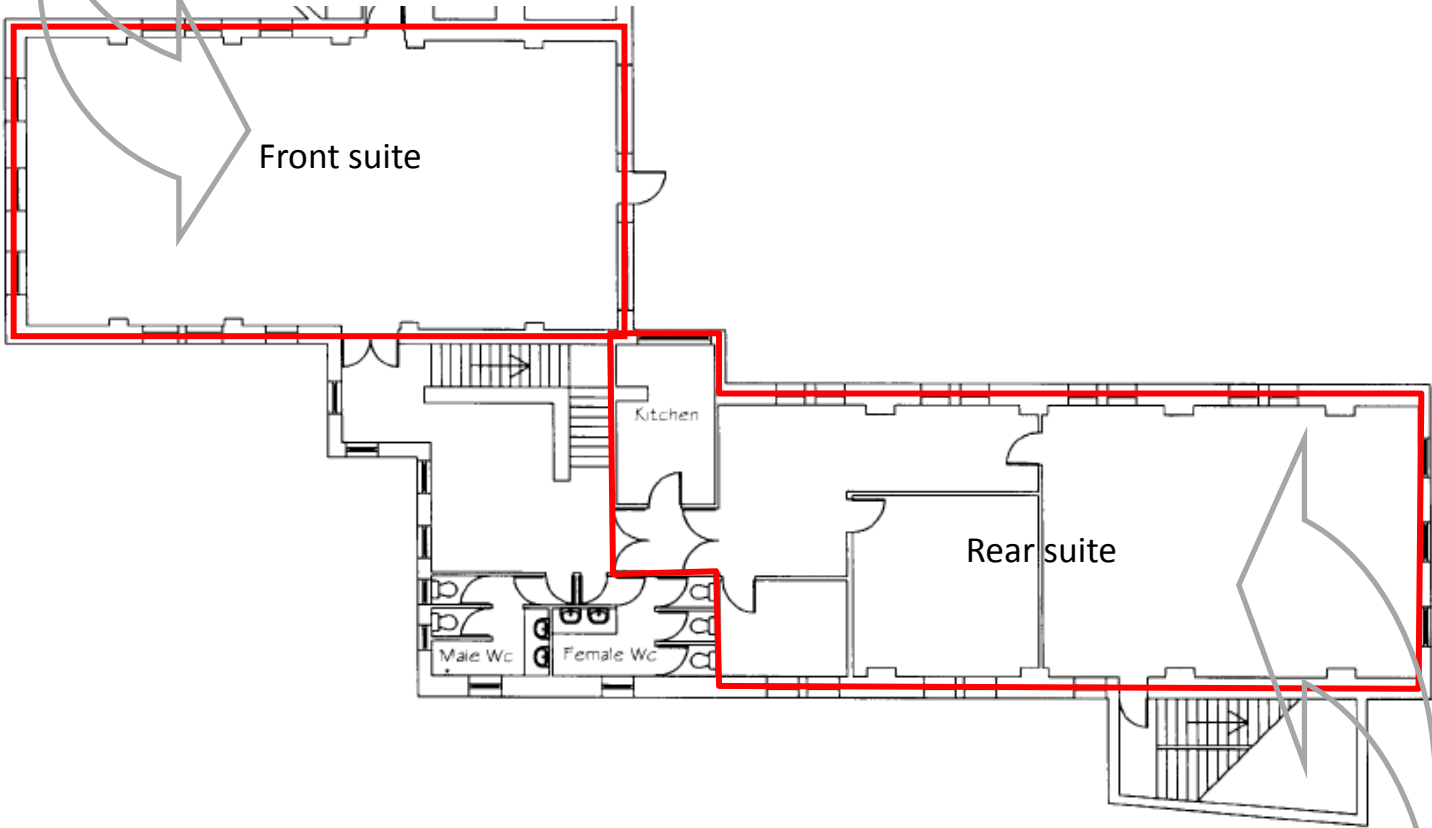
Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
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Exeter's historic Castle District



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