

stratton
creber
commercial

property consultants



To let

Second Floor, 33 - 35 Southernhay East, Exeter, Devon, EX1 1NS

Viewing by prior appointment
with Jonathan Ling / Vicky
Bandysewska

(01392) 202203

Second floor office suite in the central business district

Approx: 144.28 sq m/ 1,553 sq ft

New lease available

To let: £12,500 plus VAT per annum

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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 a 1950s purpose-built office building which, while retaining the outward appearance of a period building, has the benefits of a more modern building including more flexible floor layouts and lift access.

The second floor suite is a light and airy space comprising a large office with kitchenette and a smaller meeting room to the rear and two offices to the front over looking Southernhay Gardens. The suite is carpeted throughout with strip lighting, central heating and intercom.

Accommodation

The approximate floor areas are:

Description	Sq ft	Sq.m
Rear office with kitchenette	623	57.87
Rear office	180	16.68
Front office	320	29.74
Front office	430	39.99
TOTAL:	1,553	144.28

Lease Terms

Offered by way of a new lease on contributory repairing and insuring terms at an initial rent of £12,500 **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 a water/drainage supplies and fire alarm testing.

Business Rates

Rateable value: £14,000

Rates payable: £6,986

Small business rates relief is believed to apply with a saving of 33% for qualifying tenants. Further information on request.

VAT

VAT is applicable to the rent and service charges.

Legal Costs

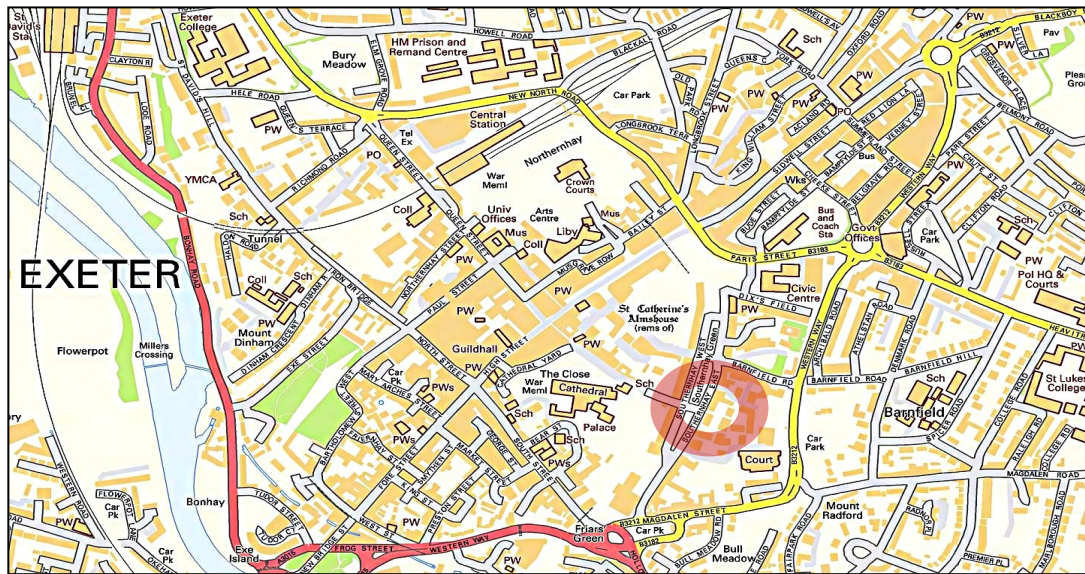
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

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