



**stratton
creber
commercial**
property consultants

17a Gandy Street, Exeter, EX4 3LS

To let

Viewing by prior appointment with
Jonathan Ling MSc MRICS /
Vicky Bandyszewska

(01392) 202203

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vicky@sccexeter.co.uk

2nd floor office suite in vibrant city centre location

Comprises 3 rooms, approximately 89.4 sqm / 962 sq ft

Suits office, medical or therapy uses

Qualifies for 100% Small Business Rates Relief

To let: £9,780 + VAT per annum

strattoncrebercommercial.co.uk

Location

The offices are situated on Gandy Street, which is a pedestrianised cobbled street leading off High Street. Gandy Street also forms part of the city's Cultural Quarter, which includes the museum, library and Phoenix Arts Centre, all of which are in close proximity. The area is popular for shopping, eating and drinking and the upper floors are popular with client-facing office occupiers and medical/therapy practices.

The High Street and Guildhall Shopping Centre are both within 100 metres. There are several multi-storey car parks in the area, and Central Railway Station is around 300 metres away.

Description

The suite is accessed via a private courtyard off Gandy Street, from which a front door (shared with the 1st floor offices) with intercom entry system leads to stairs to the suite.

The offices are laid out as two rooms facing Gandy Street plus a larger rear room, and the suite has its own WC and kitchen on the same floor.

Wall-mounted air conditioning units provide heating and cooling and there are ample wall-mounted power and data sockets. There are period features including fireplaces in the front rooms.

Accommodation

Approximate floor areas are as follows:

Description	Sq ft	Sq.m
Room 1	575	53.43
Room 2	224	20.79
Room 3	163	15.18
TOTAL:	962	89.4

Lease Terms

This property is offered by way of a new contributory full repairing and insuring lease for a term to be agreed, at an annual rent of £9,780 + VAT. The service charge for the current year is £4,476 + VAT. All other terms are by negotiation.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C68

Business Rates

Rateable value: £6,200

Rates payable: £3,093.80

Small Business Rates Relief is available to qualifying companies in respect of this unit and could reduce rate to nil in the current year.

Further information on request.

VAT

VAT is applicable to 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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