



## Chestnut Office, Lower ground floor, 5 Southernhay West, Exeter, Devon, EX1 1JG

### To let

Viewing by prior appointment  
with Jonathan Ling /  
Vicky Bandyszewska

**(01392) 202203**

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[vicky@scexeter.co.uk](mailto:vicky@scexeter.co.uk)

Lower ground office space in popular city centre location

Kitchenette

Approx: 430 sq ft (40 sq m)

Available from May 2022

To let: £4,500 per annum, plus VAT

## Location

The building occupies a prominent position on Southernhay West, 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 such as solicitors, surveyors, financial advisors and accountants, as well as high-end estate agents. 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 Premier Inn are close by.

## Description

The Chestnut office is on the lower ground floor accessed via the main front door of the building, and from there via shared lobbies and stairs, or the lift.

The suite benefits from fitted carpets, gas-fired central heating, kitchenette and large windows to the front providing natural light.

## Lease Terms

The property is available by way of a new lease by way of a contributory full repairing and insuring basis subject to a service charge for the upkeep and maintenance of the building.

**Rent: £4,500 per annum, plus VAT.**

## VAT

VAT is chargeable to the rent and service charges.

## Deposit

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

## Business Rates

Chestnut office has the following rateable value and rates payable in the year 2022/2023

Rateable value: £3,800.00

Rates payable: £1,896.20

100% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

## 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

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