



To let

1 Charlotte Mews, Pavilion Place, Exeter,
Devon, EX2 4HA

Viewing by prior appointment
with Jonathan Ling
Victoria Bandyszewska

(01392) 202203

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vicky@sccexeter.co.uk

Modern, well presented city centre offices arranged
over three floors.

160 sq m / 1,723 sq ft

Available for immediate occupation

Parking available by separate negotiation

To let: £19,750 per annum exclusive

Location

Charlotte Mews is situated within the Central Business District close to Southernhay, the Cathedral, High Street shops, Bull Meadow Park and Exeter Crown Court.

This property is within easy reach of two large public car parks, and is around half a mile from Exeter Central Bus Station and 0.7 miles from Exeter Central Train Station.

Description

The accommodation at 1 Charlotte Mews is arranged over 3 floors, each floor has WC, kitchenette/ tea point facilities, double glazing and central heating. The property is carpeted throughout, with spot lighting and there is air conditioning in some office rooms. The property also benefits from an intercom system with receivers on each floor.

There is parking outside the property, available by separate negotiation.

Accommodation

This property has an approximate total floor area of:

1,723 sq ft (160 sq m)

Lease Terms

This property is offered by way of a new full repairing and insuring lease at a rent of **£19,750 per annum**.

The lease will be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

All other terms by separate negotiation.

Rent Deposit

A rent deposit equivalent to 3 months' rent will be held for the lease term.

Business Rates

Rateable value: £14,750.00

Rates payable: £7,360.25

Small Business Rates Relief will be available to qualifying tenants.

Energy Performance Certificate

Assessed in Band C54.

VAT

VAT is applicable to the figures quoted above.

Legal Costs

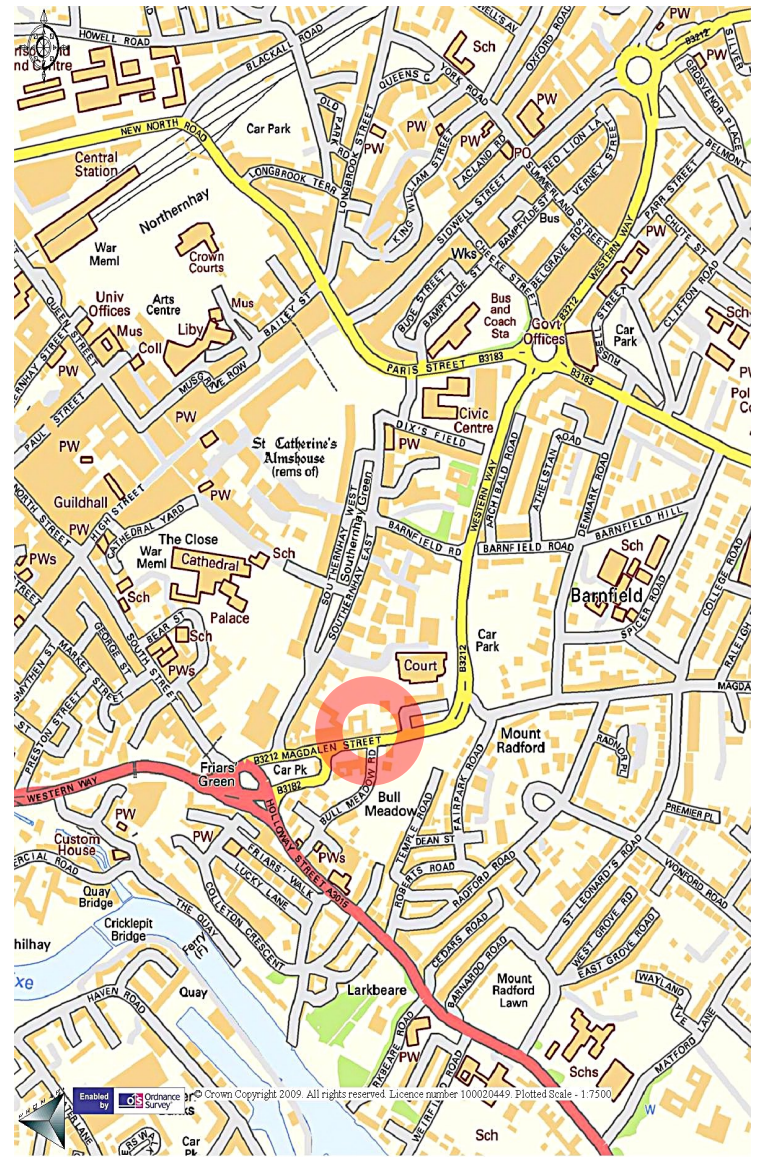
Both parties to bear their own legal costs in the transaction. A simple form of lease will be used in order to keep costs to a minimum.

Viewing & Further information

Strictly by appointment through the agents:

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

Contact: Jonathan Ling
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