



To let

The Lodge, Southernhay West, Exeter, Devon, EX1 1JG

Viewing by prior appointment
with Jonathan Ling

(01392) 202203
jonathan@sccexeter.co.uk

Prominent building in prime city centre business district

Self-contained offices on ground and first floors

High specification including underfloor heating and feature staircase

Approx. 1,581 sq.ft (146.9 sq.m)

To let: £29,500 p.a. exclusive

strattoncrebercommercial.co.uk

Location

Southernhay is Exeter's prime city centre office district, in close proximity to the amenities of Princesshay, High Street and Cathedral Green.

The Lodge is located in a very prominent and high profile location close to where Southernhay intersects with Cathedral Close, a busy pedestrian thoroughfare linking the office district with High Street and city centre amenities. The building adjoins the City Wall and a cobbled walkway leading directly to Cathedral Green.

Description

The Lodge is a period building, formerly the Porters' Lodge for Exeter Cathedral, which has been architecturally redesigned and modernised to form a high-quality detached office building with accommodation on ground and first floors and with windows to three elevations, giving ample natural light and display space.

The offices are largely open-plan except for a meeting room, a private office and storage/server room on the ground floor and a kitchen on the first floor. The floors are linked by a feature spiral staircase with glazed dome above. There is a large and well-appointed WC on the ground floor which is disabled-accessible.

The offices have recessed LED spot lighting, underfloor heating, wall-mounted power and data sockets, security alarm and carpeted floors.

Floor plans are available on request.

Accommodation

The offices have Net Internal Areas as follows:

Ground floor: 922 sq.ft (85.66 sq.m)

First floor: 659 sq.ft (61.24 sq.m)

TOTAL: 1,581 sq.ft (146.90 sq.m)

Lease Terms

The offices are offered by way of a new lease on full repairing and insuring terms.

The annual rent is **£29,500 per annum exclusive** and other lease terms are by negotiation.

Business Rates

The property is assessed for business rates with a rateable value of £16,000; rates payable currently £7,984.00.

VAT

VAT is applicable to the rent.

Broadband/connectivity

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

Energy Performance Certificate

Assessed in band D; copy of EPC available on request.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the joint sole agents:

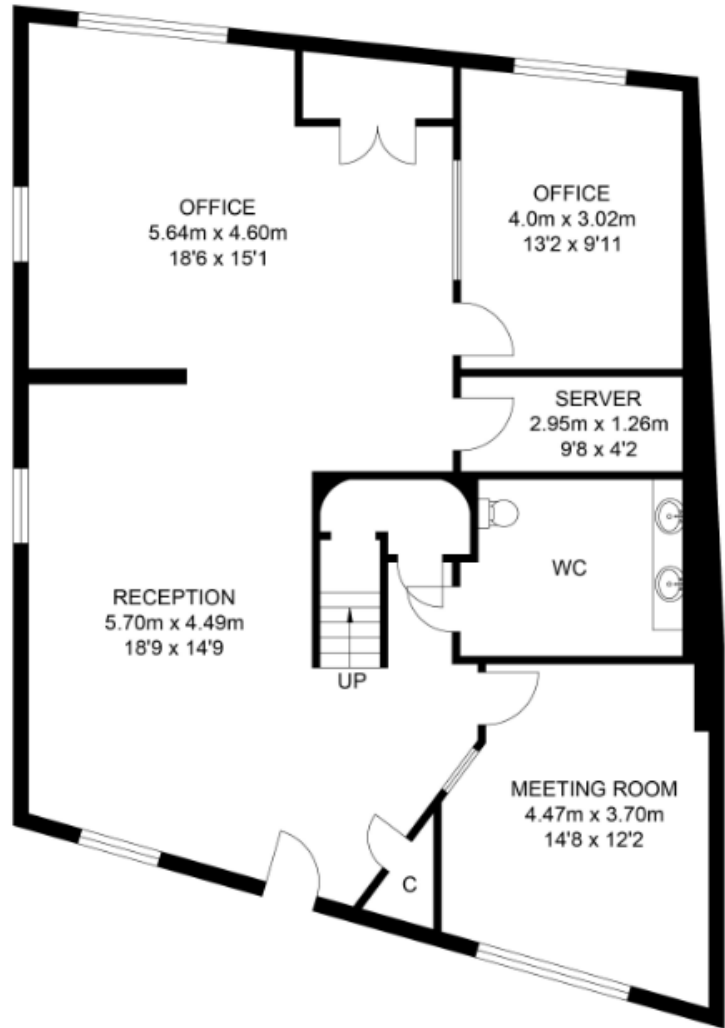
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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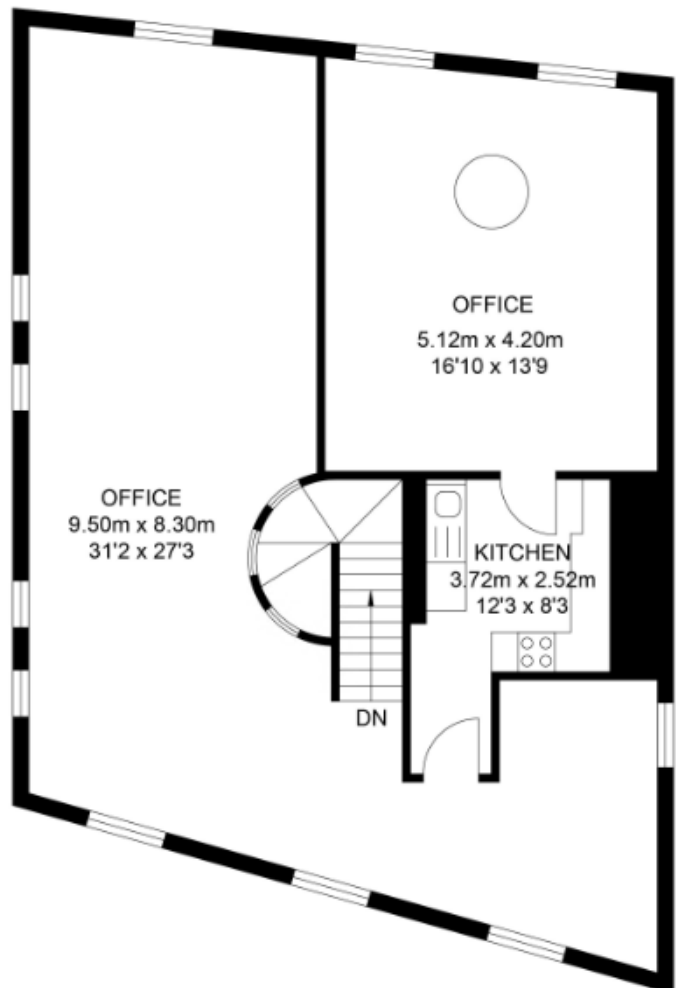


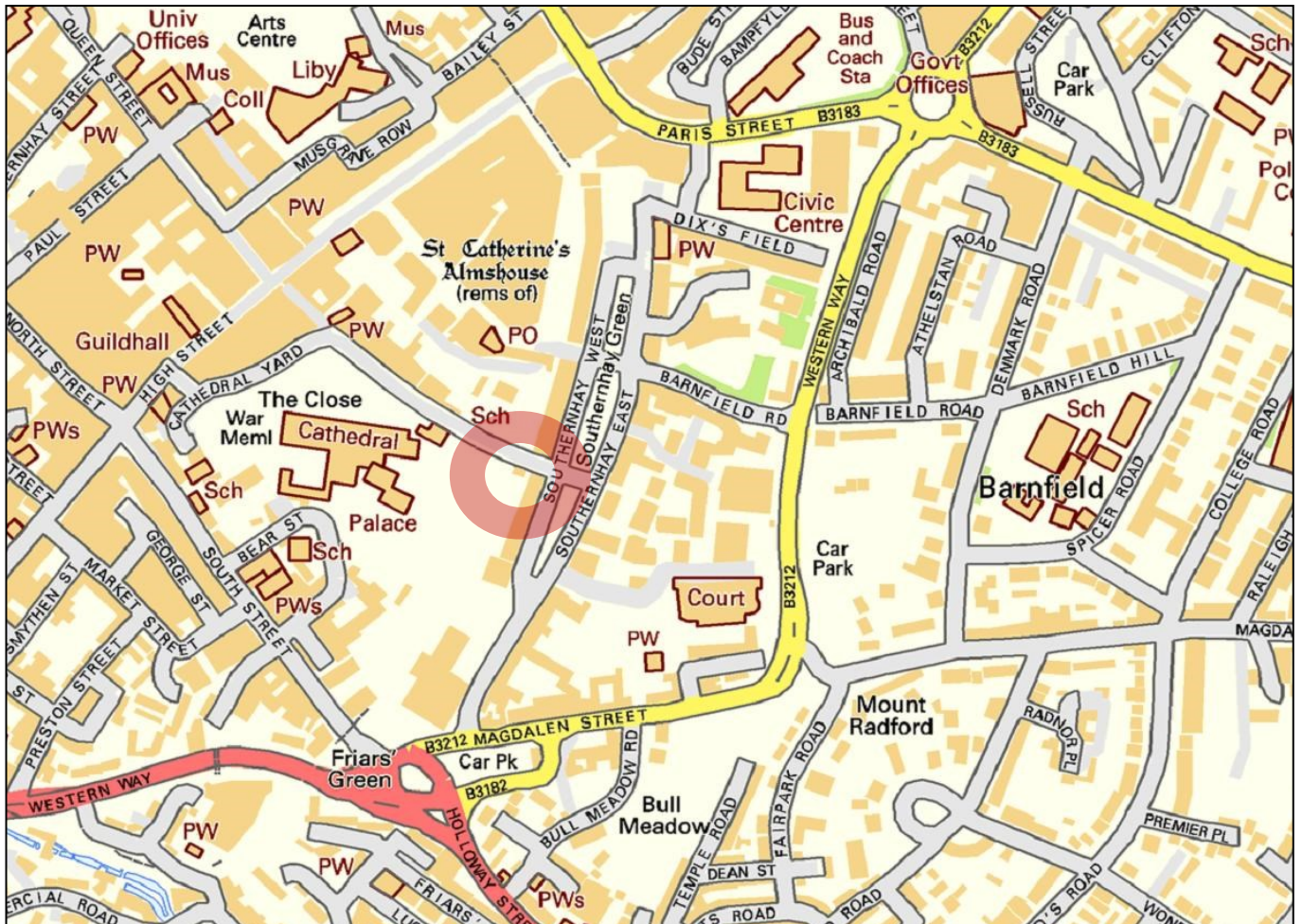


Ground floor



First floor





Exeter Office

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