



stratton
creber
commercial

property consultants

Ground Floor, 4 Southernhay West, Exeter, EX1 1JG

To let

Viewing by prior appointment with
Victoria Bandyszeska

(01392) 202203

vicky@sccexeter.co.uk

Ground floor office in the heart of the Central Business District

2 rooms with own kitchenette

Approx: 442 sq ft / 41 sq m

New lease available

100% Business Rates Relief

To let: £7,750 per annum exclusive

strattoncrebercommercial.co.uk

Location

The building occupies a prominent position on Southernhay West, which is in 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 accountants, solicitors, surveyors and finance firms, as well as high-value estate agencies and several medical practices. It is situated adjacent to both the city's prime retail district including High Street, Princesshay and Cathedral Green. There is a choice of cafés and restaurants in the area and a range of parking options.

Description

This ground floor suite comprises a large office to the front with meeting room with kitchenette to the rear.

The front room has large rounded sash windows suitable for display or advertising purposes as well as providing plenty of natural light. The office suite is fully carpeted with strip lighting and gas fired central heating.

There are shared WC and shower facilities.

Accommodation

This office is approximately 442 sq ft / 41 sq m

Front room: 289 sq ft / 26.8 sq m

Rear room: 153 sq ft / 14.2 sq m

Lease Terms

This property is available on a new contributory full repairing and insuring basis for a term to be agreed at an rent of **£7,750 per annum**.

A service charge is payable quarterly in advance, the service charges contribute towards maintenance of the exterior, decorating/ lighting of common parts, lift maintenance, building insurance and fire alarm testing. The service charge also covers water rates, electricity and gas fired central heating for the demised offices.

Business Rates

Rateable value: £8,000
Rates payable: £3,920

100% Business Rates Relief is available to qualifying tenants.

VAT

VAT is chargeable to the rent and service charges.

Legal Costs

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

Deposit and References

A rent deposit and references may be sought subject to the tenants status.

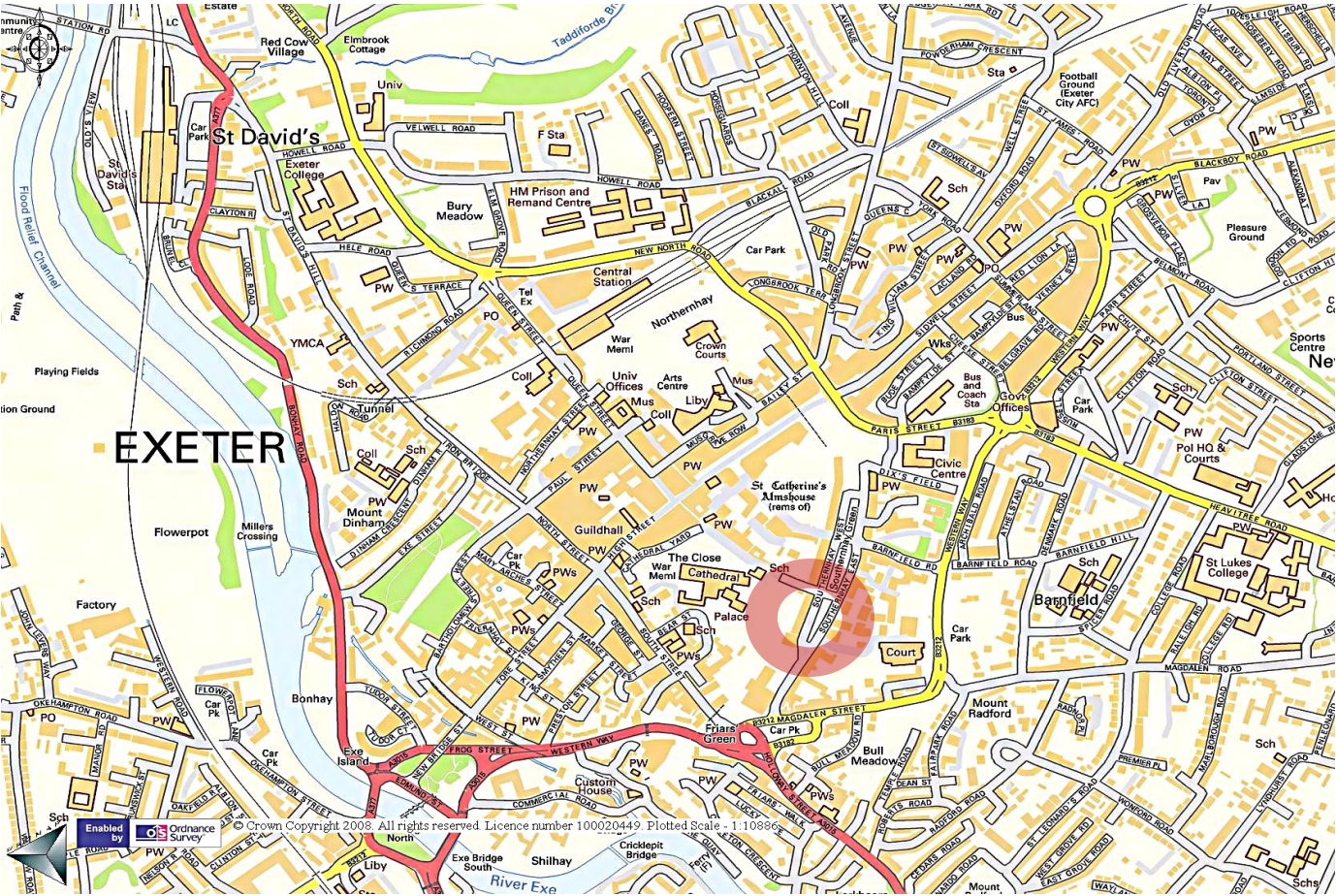
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Victoria Bandyszewska
Tel: (01392) 202203
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