



To let

Second Floor, 1 Southernhay West, Exeter,
Devon, EX1 1JG

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Second floor office in the central business district

Approx: 306 sq ft (28.4 sq m)

100% Business rates relief for qualifying tenants

New lease available

To let: £4,500 per annum

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 Southernhay Gardens to the front and the City Wall and Exeter Cathedral to the rear.

Southernhay occupiers include a number of professional firms as well as several medical and therapy-related occupiers. It is situated adjacent to both the city's prime retail district and the Cathedral Green. The Mercure Southgate Hotel and Premier Inn are close by.

Description

The suite comprises a single room with shelving, spot lighting and views over Southernhay Gardens.

The office benefits from central heating, intercom, and large windows providing plenty of natural light and views over Exeter Cathedral.

There are communal WCs and kitchen facilities.

Accommodation

The office has approximate floor area of:

306 sq ft / 28.4 sq m

Lease Terms

This property is available on a contributory full repairing and insuring lease subject to a service charges for the up keep and maintenance of the building.

The initial rent is: **£4,500 per annum.**

Business Rates

Rateable value: £4,250
Rates payable 2023/24: £2,082.50

100% Business rates relief is available for qualifying tenants.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D/78.

VAT

VAT is not chargeable to the rent or service charges

Legal Costs

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

Rent Deposit and References

A rent deposit and references may be required from prospective tenants, subject to 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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