



**stratton
creber
commercial**

property consultants

2nd Floor, 5 Southernhay West, Exeter, EX1 1JG

To let

Viewing by prior appointment
with Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

2nd floor office suite with lift access

Popular city centre location

779 sq.ft (72.4 sq.m), arranged as 3 rooms

To let: £9,750 plus VAT 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 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.

The property is close to the bus and central stations, short and long stay car parks as well as short stay on street parking directly in front of the offices.

Description

This second floor office suite occupies comprises one large room to the front plus two smaller rooms to the rear. The offices are fully carpeted with strip lighting, central heating and intercom, and a new tea point will be installed.

There are shared WC and shower facilities.

Accommodation

The approximate net internal floor area is 779 sq.ft (72.4 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 **£9,750 per annum**.

A service charge is payable quarterly in advance, the by way of contribution 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.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property, contact the agents for more details.

Business Rates

To be re-assessed.

Small Business rates relief is expected to be available to qualifying tenants. You are advised to contact the local authority for details.

VAT

VAT is chargeable.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury
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