

stratton
creber
commercial

property consultants



To let

Third Floor, 7 Southernhay West, Exeter, Devon, EX1 1JG

Viewing by prior appointment
with Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

Third floor office suite in popular city centre location

Suite comprises 4 independently accessed rooms

Recently decorated

Lift access

100% Business Rates Relief

Available Immediately

To let: £3,500 per annum

strattoncrebercommercial.co.uk

Location

The building occupies a prominent position on Southernhay West, in Exeter's prime business district. The Georgian terrace looks out across Southernhay Gardens to the front and Exeter Cathedral and city wall 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 Cathedral Green. The Mercure Southgate Hotel and Premier Inn are close by.

There is short stay on street car parking directly outside the property, several public car parks within walking distance and the bus and central station are close by.

Description

Accessed via the stairs or lift, this third floor suite comprises 4 independently accessed good sized office rooms.

This suite has been recently decorated, and benefits from central heating, LED lighting, and carpeting throughout.

There are shared access to WC .

Accommodation

The approximate total floor area for this suite is:

568 sq ft / 52.76 sq m

Lease Terms

The office suite is available by way of a new contributory full repairing and insuring lease for a term to be agreed. The initial annual rent is **£3,500 exclusive**.

A service charge is payable towards the maintenance and repair of the exterior of the property and common parts. Service charges also includes building insurance, gas, electricity and water rates.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

The EPC for this property is rated C71.

VAT

VAT is not chargeable.

Business Rates

The Business Rates for the year April 2025 - March 2026 are as follows:

Rateable Value: £6,600.00

Rates Payable: £3,293.40

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

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

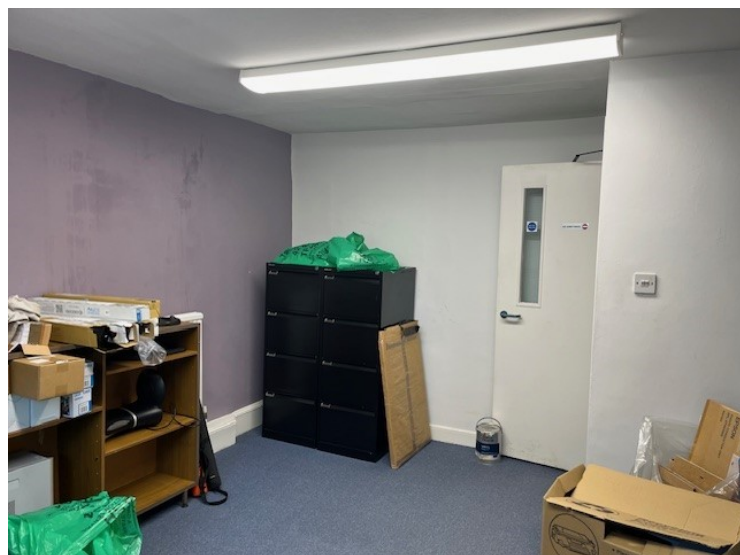
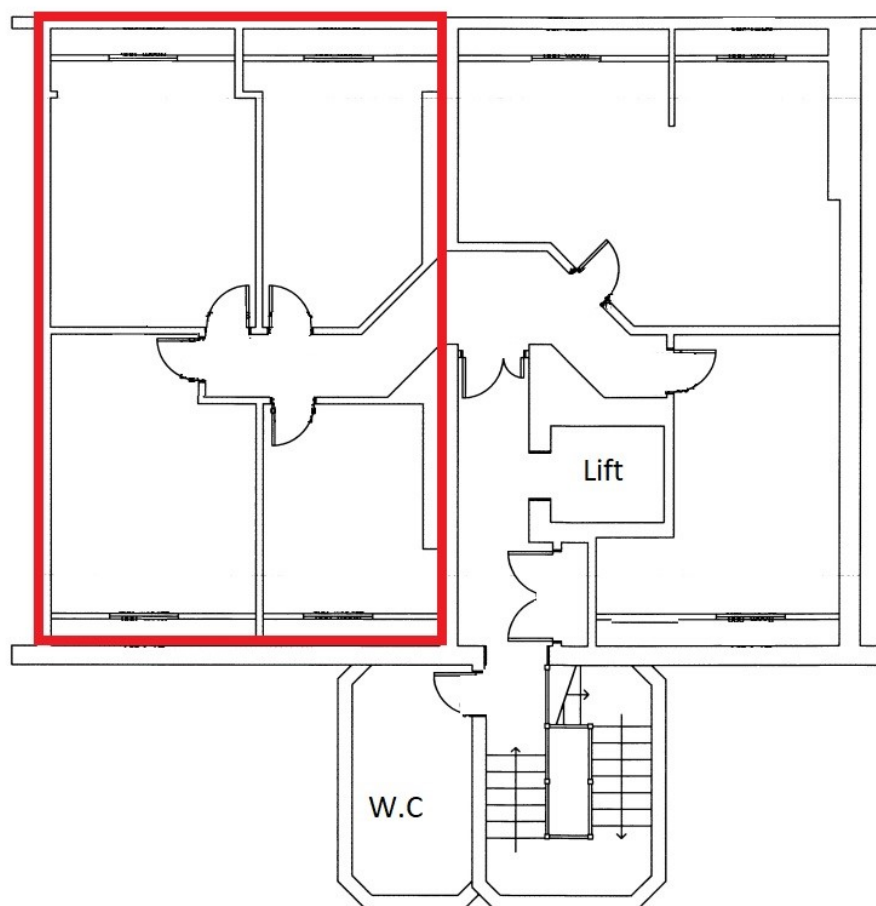
20 Southernhay West, Exeter, EX1 1PR

Contact: Orla Kislingbury

Tel: (01392) 202203

Email: orla@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.