



To let

Viewing by prior appointment
with Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

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

Lower ground office space in popular city centre location

2/3 desk office with own kitchenette

Approx: 248 sq ft / 23.1 Sq m

Shared shower, WC facilities and lift Access

100% Business Rates Relief for qualifying tenants.

Available immediately

To let: £6,500 plus VAT inclusive of service charges and utilities.

strattoncrebercommercial.co.uk

Location

The building occupies a prominent position on Southernhay West, 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 professional firms such as solicitors, surveyors, financial advisors and accountants, as well as high-end estate agents. It is situated adjacent to both the city's prime retail district and the Cathedral Green. The Mercure Southgate Hotel, Cosy Club, Rendezvous Wine Bar and Premier Inn are close by.

The property has good transport links including Exeter Central Station and Central Bus Station both less than 1/2 mile away, as well as numerous pay and display car parks within easy reach.

Description

Lower ground floor 4 Southernhay West is located on the ground floor accessed either by stairs or lift.

The unit comprises a single room office suitable for 2-3 workstations and adjacent kitchenette. The large window overlooking the Roman Wall provides plenty of natural light.

This office benefits from LED lighting, intercom, and gas fired central heating

There are shared WC and shower facilities as well as a bike rack available on a first come first served basis.

License Terms

This office is available by way of a new lease at an inclusive rent of **£6,500 per annum**.

This rent is inclusive of service charges and utilities. Broadband is not included.

Deposit and References

A deposit and references may be required, subject to tenant's status.

VAT

VAT is applicable to the rent and deposits.

Business Rates

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

Ratable Value:	£3,550.00
Rates Payable:	£1,771.45

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

Legal Costs

Each party is responsible for their own legal costs.

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

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