



4th floor office, Broadwalk House, Southernhay West,
Exeter, Devon, EX1 1TS

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Office suite in prime city centre location

Lift access from shared lobby with manned reception

4,983 sq.ft (463 sq.m)

Contemporary fit-out

Basement parking available

To let by way of lease assignment

strattoncrebercommercial.co.uk

Location

Broadwalk House is situated within the heart of Exeter's central business district, occupying a prominent position with extensive frontage to Southernhay to the front and overlooking the Princesshay Shopping Centre to the rear.

Broadwalk House is within easy walking distance of the High Street shops, cafes and restaurants, and has good access to all transport links and local facilities.

Description

The suite is on the 4th floor of Broadwalk House, with access via a shared ground floor lobby with manned reception desk, and from there via lifts and stairs.

The suite was fitted out from shell condition in 2018 and is now offered with the benefit of a contemporary fit-out, with the option of including furniture and kitchen appliances.

The fit-out broadly comprises full-height ceilings with cable trays and suspended LED lights; raised access floors; perimeter trunking; and heating via wet radiators.

The layout is shown on the floor plan overleaf, and provides:

- main open-plan offices, currently with 50 desks;
- Board room
- 3 meeting rooms
- 5 private offices/pods/break-out spaces
- Large social space with large, well-appointed kitchen
- Storage/server rooms

Car parking is available by way of a separate licence; currently there are two spaces allocated to the suite.

Accommodation

The suite has a Net Internal Area of approximately 4,983 sq.ft (463.0 sq.m).

Lease Terms

The suite is offered by way of an assignment of the current lease, which is on contributory full repairing and insuring terms and expires on 6th February 2028. The passing rent is **£72,253.50 per annum** exclusive. Other terms by negotiation.

Two parking spaces are currently held on licence at a further rent of £1,500 per space per annum.

A service charge applies in respect of the Landlord's management of the building, including buildings insurance, maintenance of common and external areas, cleaning of common areas and fire alarm testing. Details on request.

Furniture, fixtures and fittings

The suite may be offered with the benefit of the furniture and kitchen appliances, by separate agreement.

Business Rates

The suite has a rateable value (applicable from April 2023) of £58,500, excluding parking. Rates payable in the year 2023/24 are understood to be £29,952.00 before any transitional arrangements which might otherwise reduce the rates payable. Please contact the local authority's Business Rates department for details.

VAT

VAT is applicable to the rental and service charge figures quoted above.

Broadband connectivity

A report on the internet packages available at the property, and the speeds they can offer, is available on request.

Fibre optic connections are available at this address.

Energy Performance Certificate (EPC)

The suite is assessed in Band C.

Legal Costs

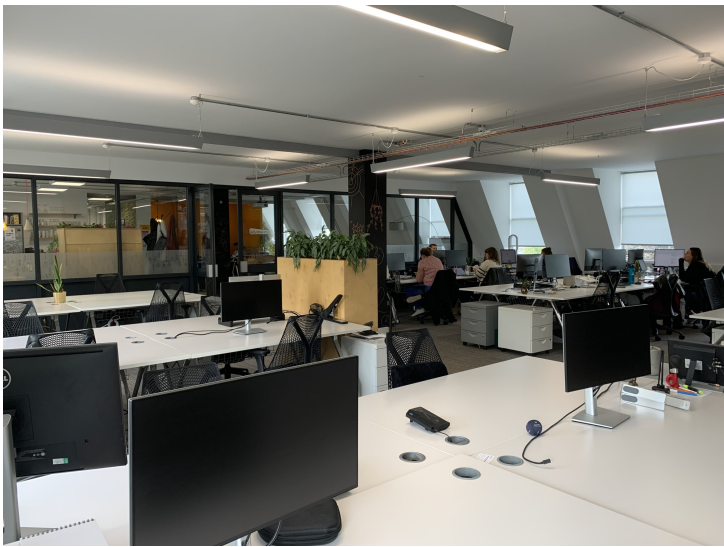
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

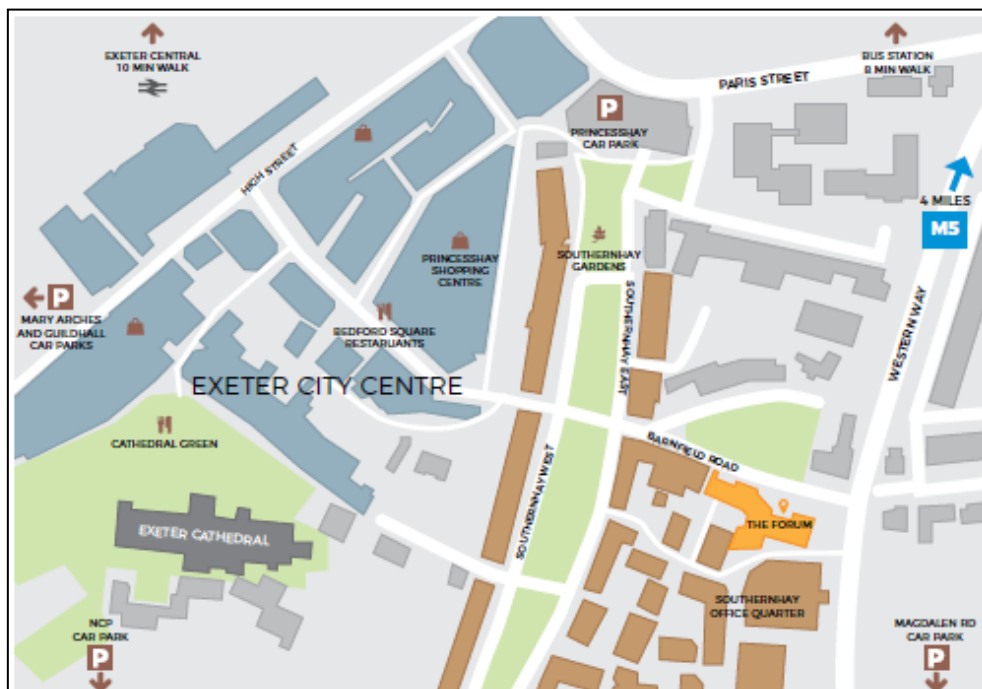
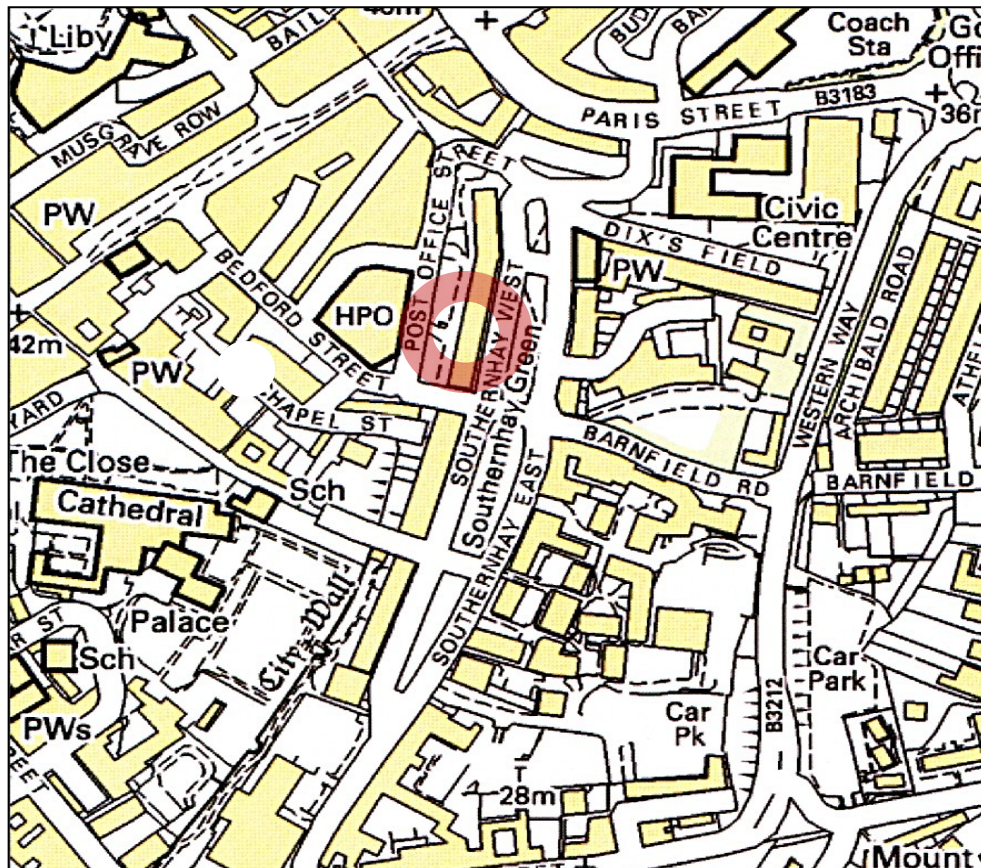
Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk







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