

Aaron Fox

TO LET

PRESTIGIOUS DETACHED OFFICES IN THE PRIME CITY OFFICE AREA

Approximately 143 sq.m (1,545 sq.ft)

**THE LODGE
10A SOUTHERNHAY WEST
EXETER**



This offers a tenant the opportunity to secure a lease on one of the best known office buildings in Exeter by virtue of its prime location and its unique architecture in what is probably the most walked past location in the City centre.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The Lodge, which we understand was formerly the lodge to Southernhay House, is a prominent building with a commanding presence just off Southernhay and Cathedral Close, the cobbled walkway known as New Cut. The offices are detached and self contained and have been sympathetically modernised to create characterful and spacious accommodation but with all the necessary requirements of a modern office. The premises are arranged over two floors offering larger open plan rooms with additional cellular offices on both levels. The premises are generally well presented and would offer a tenant the opportunity to occupy this exciting space with minimal outlay.

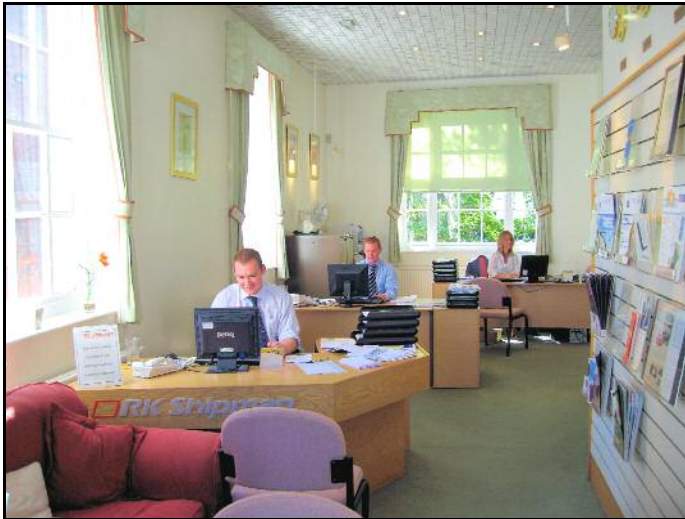
The premises are uniquely positioned approximately equidistant between the prime office area of Southernhay and the High Street and the new Princesshay shopping mall. The Cathedral is but a short walk away. Exeter is the capital city and county town of Devon and has firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The two mainline railway stations are within easy walking distance through the central shopping area and there is easy access to the M5 (junctions 29, 30 and 31) and the A38/A380 and A30/A303 dual carriageways. Exeter airport is approximately 8 miles distant.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows. It should be noted that the majority of the rooms are of an irregular shape, with the first floor offices being into the eaves with reduced head height in some areas.

Approached from the busy Cathedral Close and the cobbled New Cut, the entrance is via a 6 pane timber door with glazed inner door to:

Reception/Main Office **10.69m x 5.71m (35' 1" x 18' 9")**
Minus stairwell



An elongated room with 4 large windows making this a lovely light and airy space. Suspended ceiling with integral spot lighting; 4 radiators; storage cupboard with central heating boilers; ample power and computer points; glazed screen with glazed door to..

Storage Cupboard

A useful walk-in storage cupboard with shelving to one wall. Suitable for server with network termination points.

Manager's Office **3.04 x 3.98m (9' 12" x 13' 1")**



Another lovely light room with large window. Glazed screen from the main office which could be removed if a larger open plan office were required (subject to the usual consents). Radiator; suspended ceiling and integral spotlights and 3 wall lights; power and computer points.

Toilet

Inner lobby with doors to ladies and gents toilets and 2 wash hand basins set into vanity unit with mirror over and storage cupboards under. Spot lighting as fitted. Understairs cupboard with cloaks hooks etc.

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Meeting Room 3.97m x 3.55m (13' 0" x 11' 8")

Leading off the Reception area is a useful meeting room with glazed panel with integrated blinds; suspended ceiling; spotlights; large window; radiator.



Stairs from the Reception lead to

FIRST FLOOR

Office 6.58m x 3.48m (21' 7" x 11' 5")

This is an irregular shaped area and comprises an open plan office in an 'L' shape with some fitted work stations. Ample windows providing good natural light. Recessed spotlights; radiator and skirting heating. Glazed panel to circular stairwell.

Office 3.42 x 2.83m (11' 3" x 9' 3")

2 windows with glazed panel to main office; recessed spotlights; skirting heating; ample power points.

Office 4.77m x 3.95m (15' 8" x 12' 12")

A pleasant room with 2 windows and large glazed circular dome providing good natural light. Skirting heating and radiators; air conditioning unit; recessed spotlights. Door to....

Kitchen

With a range of fitted units with worktop over. Electric cooker with electric hob; sink with drainer and cupboards under. Space for fridge and space and plumbing for dishwasher; tiled splashback.

Storage Area 3.3m x 1.1m (10' 10" x 3' 7")

Useful area for filing cabinets and photocopier etc.

TENURE

The premises are held by way of a full repairing and insuring lease which is contracted outside of Sections 24 to 28 inclusive of the Landlord & Tenant Act 1954. The term runs until 19th September 2012 with 3 yearly rent reviews.

RENT

The current passing rent is £29,500.

RATEABLE VALUE

Rateable Value £12,750
Rates Payable £ 5,661 (2008 – 2009)

SERVICES

We understand that all mains services are available.

LEGAL COSTS

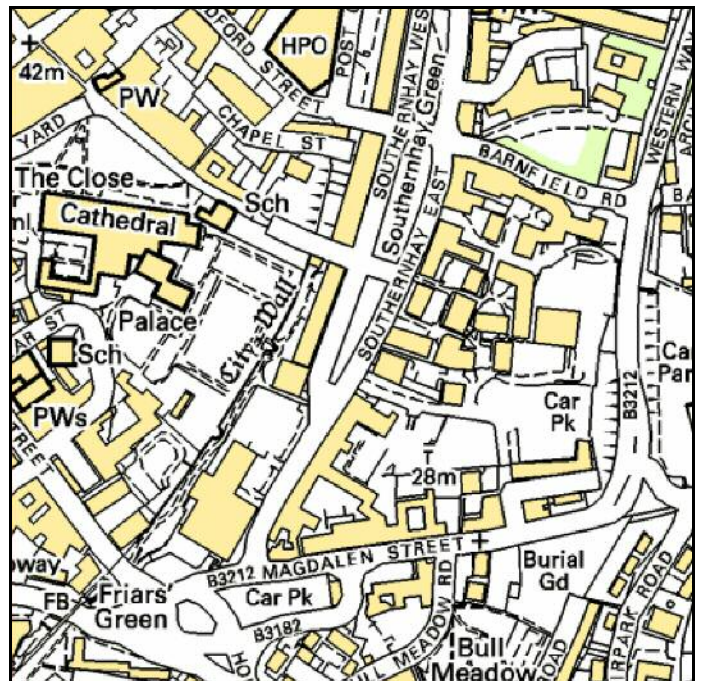
A contribution of £450 plus VAT is required towards the assignee's properly incurred legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148)

Aaron Fox

Email: tn@aaronfox.co.uk



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