

Aaron Fox

TO LET

PRESTIGIOUS OFFICES ON THE GROUND, LOWER GROUND AND FIRST FLOORS

Approximately 55 - 183 sq.m (590 - 1970 sq.ft)

**23 SOUTHERNHAY WEST
EXETER, DEVON
EX1 1PR**



This attractive office suite is located in the centre of Southernhay, Exeter's prime office area, offering flexible space on the ground, lower ground and first floors.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
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SITUATION AND DESCRIPTION

Southernhay is Exeter's prime office area, attracting the leading professional firms and companies within the financial and service sectors. The Georgian terraced buildings look out over mature landscaped gardens, and nearby occupiers include banks, estate agents, accountants and recruitment firms plus the historic Exeter Cathedral and the Cathedral Green. The Royal Clarence Hotel and Southgate Hotel offer conference and restaurant facilities in close proximity. Southernhay benefits from on street pay-and-display car parking and there are several large public car parks close by.

The premises are well positioned approximately equidistant between the prime office areas of Southernhay Gardens and the retail centre of the High Street and the new £225 million redevelopment of Princesshay which opened just over 12 months ago. The Cathedral is also 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 just 8 miles distant with Plymouth Ferry port within an hours drive.

ACCOMMODATION

23 Southernhay West is a period building retaining many original features, but incorporating a recently-built extension to the rear providing modern offices and facilities. The premises are offered in good decorative order throughout and with central heating.

Office accommodation over three floors (lower ground, ground and first) is offered, either as a whole or divided to form one suite on ground and lower ground floors and a separate suite on the first floor.



Ground floor - front office

The **lower ground floor** comprises two office rooms to the front, a boardroom in the modern rear extension and a well-fitted kitchen. There is also a shared WC on this floor.

The **ground floor** comprises two large rooms, both with their own access from the shared entrance hall and interconnected via double doors. These rooms retain many features including tall ceilings with ornate plasterwork, ornate fireplace and large sash windows overlooking Southernhay Green. To the rear there is a third room in the modern extension.



Lower ground floor – boardroom in rear extension

The **first floor** comprises two large office rooms plus a third room which is currently in office use but which has a sink and base unit, allowing it to be used as a kitchen/staff room. There are shared WC's on the half landing between ground and first floors.

In addition to the right to display a name plaque at the entrance to the property, the occupier of the ground floor also inherits the valuable right to display their company name on the **stringcourse** of the property at no additional cost.

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.

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First floor – front office

The offices have the following approximate net internal areas:

Lower ground and ground floors: 128.1 sq m (1,379 sq.ft)

First floor: 54.9 sq.m (590 sq ft)

TOTAL ALL 3 FLOORS: 183.0 sq.m (1,969 sq.ft)

Details of the individual room sizes and dimensions are available on request.

LEASE TERMS

The offices are available by way of a new sublease for a flexible term expiring no later than 21st July 2013. A tenant-only break clause at the end of the 3rd year may be available, subject to lease terms.

The rent, which will be fixed for the duration of the term, is to be as follows:

Lower ground, ground & first floors:
£22,500 per annum exclusive plus VAT

Lower ground and ground floors only:
£15,950 per annum exclusive plus VAT

First floor only:
£7,250 per annum exclusive plus VAT

The tenant's contribution towards the service charge (which covers items such as maintenance of the exterior and common areas, lighting and cleaning of common areas and buildings insurance) will be **capped at £2.50 per square foot per annum.**

RATES

The offices are not currently assessed separately for rating purposes. The Agents may be able to provide an opinion of the likely rates payable on request, but occupiers are advised to make their own enquiries of Exeter City Council's Commercial Rates department.

VAT

VAT is applicable to the rent and service charge.

LEGAL COSTS

The incoming tenant is to contribute £450 plus VAT towards the sub-lessor's legal costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property and further details are available on request.

VIEWING

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

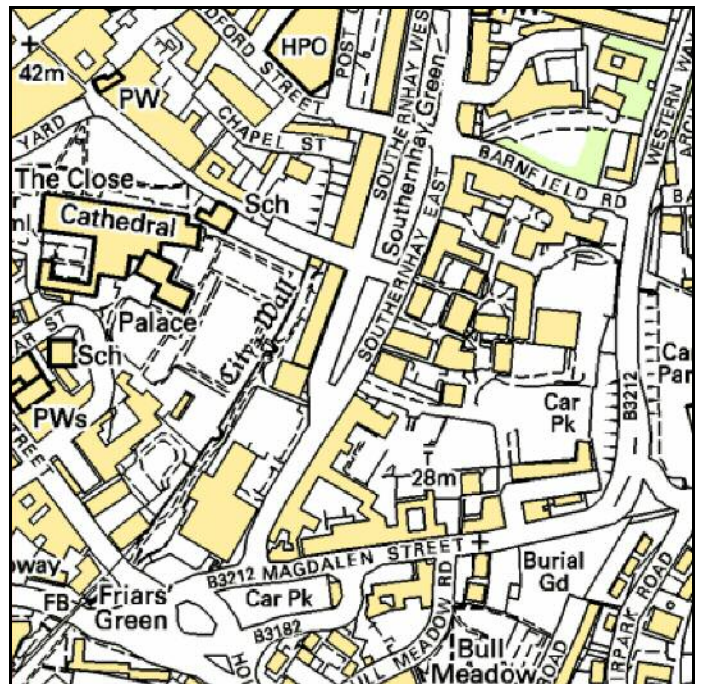
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