

Aaron Fox

TO LET

CITY CENTRE OFFICE SUITES IN AN ATTRACTIVE PERIOD BUILDING

From 37 sq.m to 208 sq.m (404 sq.ft to 2,244 sq.ft)

**8 RICHMOND ROAD
EXETER, DEVON
EX4 4JA**



An opportunity to occupy on flexible terms office suites within this attractive period building just off the city centre. Available either floor by floor or a combination of to suit a tenants requirement.

01392 204303

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

No.8 Richmond Road is a lovely period office building within easy walking distance from the main retail area of the city including Princesshay, the office area of Southernhay and the Cathedral. Used in recent years as offices, this impressive building would suit a variety of uses such as professional offices, Medical and consultancy rooms or a sales and marketing function. The building has retained many of the original architectural features including fireplaces and ornate cornicing.

Richmond Road is a popular address within the City conveniently positioned for access into the City centre with the two mainline railway stations within easy walking distance. The M5 motorway, (junctions 29, 30 and 31) and the A38/A380 and A30/A303 dual carriageways are within easy access to the City providing direct routes to the region and the national motorway network. Exeter Airport is a short drive away with regular national and international flights plus Plymouth offers a Cross Chanel Ferry Port with sailings to Northern France and Spain.

The suites are available either floor by floor or in combinations offering very flexible space. The suites offer large windows to the front with excellent natural light, and will be redecorated prior to occupation.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from Richmond Road with doors to

LOWER GROUND FLOOR **39 sq.m (426 sq.ft) max**

Approached from either the main entrance hall or via a separate access from Richmond road down steps by the pavement. Currently divided into 2 rooms with windows to the front and rear. Door to rear garden area and door down to

BASEMENT STORAGE **47 sq.m (506 sq.ft) max**

Useful storage space for dead files etc. Some racking as fitted.

GROUND FLOOR **37 sq.m (404 sq.ft) max**

Feature window to the front with marble fireplace. Cornice. Divided into 2 rooms with a glazed screen between the rooms. To the rear is a small kitchen area with stainless steel sink unit and cupboards and drawers under. Window.

FIRST FLOOR **42 sq.m (453 sq.ft) max**

A lovely suite of 2 rooms with a large full width room to the front with 2 feature windows providing a light and airy feel. Decorative cornice. Strip lighting. Large window to rear room. Fireplace. Storage cupboard.

SECOND FLOOR **42 sq.m (453 sq.ft) max**

A similar suite to the 1st floor divided into 2 rooms with large windows to the front and rear.

TOILETS

Located on the ground floor and the half landing, each with a low level WC suite and wash hand basin.

EXTERNALLY

Limited stay parking to the front, with 2 car parks in easy walking distance.

RENTS

	Rents	Service Charge
Lower Ground and Basement	£4,950 pax	£1,065 pa
Ground Floor	£4,200 pax	£1,010 pa
First Floor	£4,050 pax	£1,132 pa
Second Floor	£3,750 pax	£1,132 pa

SERVICE CHARGE

The above service charge of £2.50 per sq.ft will be payable, and includes the costs of the external decoration and maintenance of the premises, buildings insurance, electricity and heating plus the cleaning of the communal areas. This will be re-viewed annually in the light of changes in outgoings.

LEASE

A new flexible term is available from 1 to 6 years, contracted outside of the landlord and tenant act. Full details on request.

RATES

Rateable value: - To be assessed

The building is not currently assessed on a floor by floor basis. Occupiers are advised to make their own enquiries of Exeter City Council's Business Rates department – 01392 277888.

LEGAL COSTS

The incoming tenant is to contribute £350 plus VAT towards the landlord's legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0444)

Aaron Fox

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