

Aaron Fox

TO LET

CITY CENTRE LOWER GROUND FLOOR OFFICE SUITE

Approximately 103 sq.m (1,111 sq.ft)

**6 & 7 SOUTHERNHAY WEST
EXETER, DEVON
EX1 1JG**



This centrally located and economical office suite is situated in the centre of Southernhay, Exeter's prime office and business area, offering self contained space on flexible terms.

01392 204303

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

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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 recent £225 million redevelopment of Princesshay. 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 International airport is just 8 miles distant with Plymouth Cross Channel Ferry port within an hour's drive, offering regular sailings to Northern France and Spain.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:

From the main entrance off of Southernhay a lobby with lift and staircase provides access to the lower ground floor with further internal lobby and pedestrian door giving level access to the rear of the building.

Reception Area 4.15m x 2.27m (13'7" x 7'5") max
Radiator; window to the front of the building.

Office No1 4.86m x 4.06m (15'11" x 13'4") max
Radiator; 2 windows to the front of the building.

Office No 2 4.02m x 3.80m (13'2" x 12'6") max
Radiator; 2 windows to the front of the building.

Office No 3 4.27m x 3.48m (14'0" x 11'5") max
Radiator. Window to the rear of the building.

Store Room 3.40m x 1.59m (11'2" x 5'3") max

Office No 4 6.55m x 4.35m (21'6" x 14'3") max
Radiator. Window to the rear of the building

Lobby/ Storage Area 6.29m x 2.13m (20'8" x 6'11") max

Kitchenette 4.44m x 1.56m (14'7" x 5'1") max
Stainless steel sink unit with an electric water heater over.
Radiator; window to the front of the building.

Gents Toilet
Low level WC suite plus 2 bowl urinals and 2 vanity units.

Ladies Toilet
Two low level WCs and vanity units.

LEASE

A new flexible sub lease is available for a term until the end of the head lease on the 27/08/2012, or possibly longer by negotiation with the landlord. The current passing rent for the suite is £8,750 pax (equates to £7.87 per sq.ft)

The tenant's contribution towards the service charge (which covers heating and lighting of the building, both for the premises and for the common areas, plus the maintenance of the exterior and common areas, the cleaning of common areas and the buildings insurance) will be capped at just £3.00 per square foot per annum. (£3,333 pa)

RATES

Rateable Value: £8,800 (2010 valuation list)
For the rates payable figure please contact the Business Rates department at Exeter City Council. (01392 277888)

LEGAL COSTS

Each party to pay their own legal costs in this transaction.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

Strictly by prior appointment only with the joint sole agent, for the attention of Tony Noon. (07831 273148) Ref (0495)

Aaron Fox

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