

# TO LET

## Two Adjacent City Centre Offices On Ground Floor with Parking

Approximately 36.5 sq.m. (394 sq.ft)

Bishops Chambers  
Cathedral Close  
EXETER  
Devon  
EX1 1HZ



These two offices are adjacent and located to the rear of the above detached stone built period building.

**ALL ENQUIRIES**

Tel: 01392 201748  
Email: [commercial@drewpearce.co.uk](mailto:commercial@drewpearce.co.uk)

**drewpearce** 

Chartered Surveyors and Estate Agents

The premises are located in the prestigious Cathedral Close area uniquely positioned approximately equidistant between the prime office area of Southernhay Gardens, the High Street and the newly redeveloped Princesshay development undertaken by Land Securities.

The cathedral is within a short distance and Exeter is recognised as the commercial centre of the south west and has proved to be an attractive relocation area for businesses from elsewhere in the county.

#### ACCOMMODATION

Details of the accommodation with approximate measurements are as follows: -

A gravel path from the car park area leads to.....

#### Entrance Porch

Period style panelled door to

#### Hallway ....

#### Shared Cloakroom

With low level w/c suite, wash hand basin and Sadia water heater.

#### Reception / Office 1 13'9" x 15'3" (4.185m x 4.65m)

A good sized room with dual aspect windows, central heating radiator.

#### Office 2 11'9" x 15'8" (3.58m x 4.785m)

Central heating radiator; door to....

#### Walk-in Store 5'1" by 4'11" (1.55m x 1.5m)

#### SERVICE CHARGE

A service charge will be levied. This will include Business and Water Rates, heating and electricity.

#### TERMS

A flexible licence is available at terms to be agreed.

#### PARKING

There are 2 parking spaces (in tandem) available by separate negotiation.

#### SERVICES

Mains water, electricity and drainage are available.

#### LEGAL COSTS

Each party to bear their own legal costs.

#### VIEWING

Strictly by prior appointment with the lessors sole agent for the attention of John Daborn or Michael Henderson.



**Tel : - 01392 20 1748**

**E Mail : - commercial@drewpearce.co.uk**

#### AGENTS NOTE

Under the terms of the Estate Agents Act we confirm that the partners of Drew Pearce have a personal interest in this property. Further details are available on request.

Property Ref: 60-2947

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**Property Misdescriptions Act:** For clarification, we wish to inform prospective purchasers that we have prepared these sales 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 DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.  
**Floorplan For Illustrative Purposes Only.** Please note that DREW PEARCE 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 DREW PEARCE.