

# TO LET

## City Centre Lower Ground Floor Office Suite

Approximately 103m<sup>2</sup> (1,111ft<sup>2</sup>)

6 - 7 Southernhay West  
EXETER  
Devon



An opportunity to acquire a suite of offices with ancillary facilities on a new lease with flexible terms.

**ALL ENQUIRIES**

Tel: 01392 284800  
Email: [commercial@drewpearce.co.uk](mailto:commercial@drewpearce.co.uk)

**drewpearce** 

Chartered Surveyors and Estate Agents

## SITUATION & DESCRIPTION

These spacious office premises are located in the heart of Exeter's central business district. The Cathedral, principal city centre hotels, car parks, and the new Princesshay shopping centre is just a few minutes walk away.

The Cathedral city and county town of Exeter is considered to be the commercial and administrative centre of the South West, being strategically located to offer excellent communications. London (Paddington) is within 2 hours train journey from Exeter St David's, with the M5 Motorway at Junction 30 offering easy access to Bristol, London and the Midlands. Exeter International airport has a comprehensive range of UK and European flights, with Plymouth offering a cross Channel Ferry Port.

## ACCOMMODATION

Brief details of the accommodation are as follows:

Main entrance from Southernhay to

### Lobby

With lift and staircase accessing all floors. Stairs down to Lower Ground Floor with

### Lobby

With Fire Exit providing level access to the rear of the building.

### Entrance Hall

With passenger lift and a doorway to

### Reception Area 4.15m x 2.27m (13' 7" x 7' 5")

Radiator; window to front of building.

### Office No.1 4.86m x 4.06m (15' 11" x 13' 4")

Radiator; 2 windows to the front of the building.

### Office No.2 4.02m x 3.80m (13' 2" x 12' 6")

Radiator; 2 windows to the front of the building.

### Office No.3 4.27m x 3.48m (14' 0" x 11' 5")

Radiator; radiator to the rear of the building.

### Store Room 3.40m (average measurement) x 1.59m

11' 2" average measurement x 5' 3")

### Office No.4 6.55m max x 4.35m max

(21' 6" max x 14' 3" max)

Radiator; window to rear of building.

### Lobby/Storage Area 6.29m x 2.13m (20' 8" x 6' 12")

### Kitchenette 4.44m x 1.56m (14' 7" x 5' 1")

Stainless steel sink unit with a Heatrae Sadia water heater above; radiator; window to the front of the building.

### Gents Toilet

With 2 vanity units, one cubicle and 2 bowl urinals.

### Ladies Toilet

Two low level WCs and vanity units.

## LEASE

A new flexible lease for 3 years or more with regular rent reviews and subject to a service charge.

## RENT

£8,000 pax

## RATES

The suite has a rateable value of £7,400. Prospective tenants are advised to make enquiries of Exeter City Council's Business Rates Department (01392 277888) to establish the rates payable.

## LEGAL COSTS

Each side to pay their own legal fees in this transaction.

## VIEWING

For further information or to view the premises please contact John Daborn or Mike Henderson at Drew Pearce.

**drewpearce** 

Chartered Surveyors and Estate Agents

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