



To let

Ground floor office, 33 Southernhay East,
Exeter, Devon, EX1 1NX

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Ground floor office suite in prestigious city centre location

470 sq.ft (43.7 sq.m), comprising two rooms

Well-presented and recently refurbished building

To let: £7,350 p.a. exclusive

Location

The property is located within the heart of the Central Business District, a short distance from the principal shopping areas of Princesshay and High Street and the cafés and restaurants of Bedford Square and Cathedral Green.

Southernhay is the city's prime central office location, comprising terraced Georgian buildings on either side of mature gardens. Occupiers include accountants, solicitors and surveyors, as well as an increasing range of medical and therapy businesses. There are hotels, a bistro/wine bar and take-away coffee and sandwich services.

Description

The ground floor suite at 33 Southernhay East comprises two rooms, one to the front and the other to the rear, and offers a rare chance to locate on the ground floor of one of Southernhay's Georgian terraces.

The rear room has a kitchen point, and the suite has shared use of WC facilities in the building. Access to the suite is via the shared front door, which has an intercom door entry system. The occupier will have shared signage rights on the front of the building.

Accommodation

The offices have a net internal area of 470 sq ft (43.7 sq m).

Lease Terms

The suite is available by way of a new lease on terms to be agreed. The initial annual rent is **£7,350 exclusive**, and the Agents will be pleased to structure a proposal to suit individual occupiers' requirements and circumstances.

Service Charge

A service charge is levied for the upkeep of services, repairs and maintenance of common areas, plus a proportional recharge of the cost of buildings insurance. Details on request.

Business Rates

The unit has a Rateable Value of £5,300 and the rates payable in the year 2020/21 are understood to be £2,644.77.

Small Business Rates Relief is available to qualifying companies in respect of this property, and currently provides 100% relief; please ask the Agents for details.

VAT

VAT is applicable to the rents and service charges.

Broadband/connectivity

A report on the broadband services available at this address, and the relative speeds they can offer, is available on request.

Legal Costs

Both parties to bear their own legal costs in the transaction.

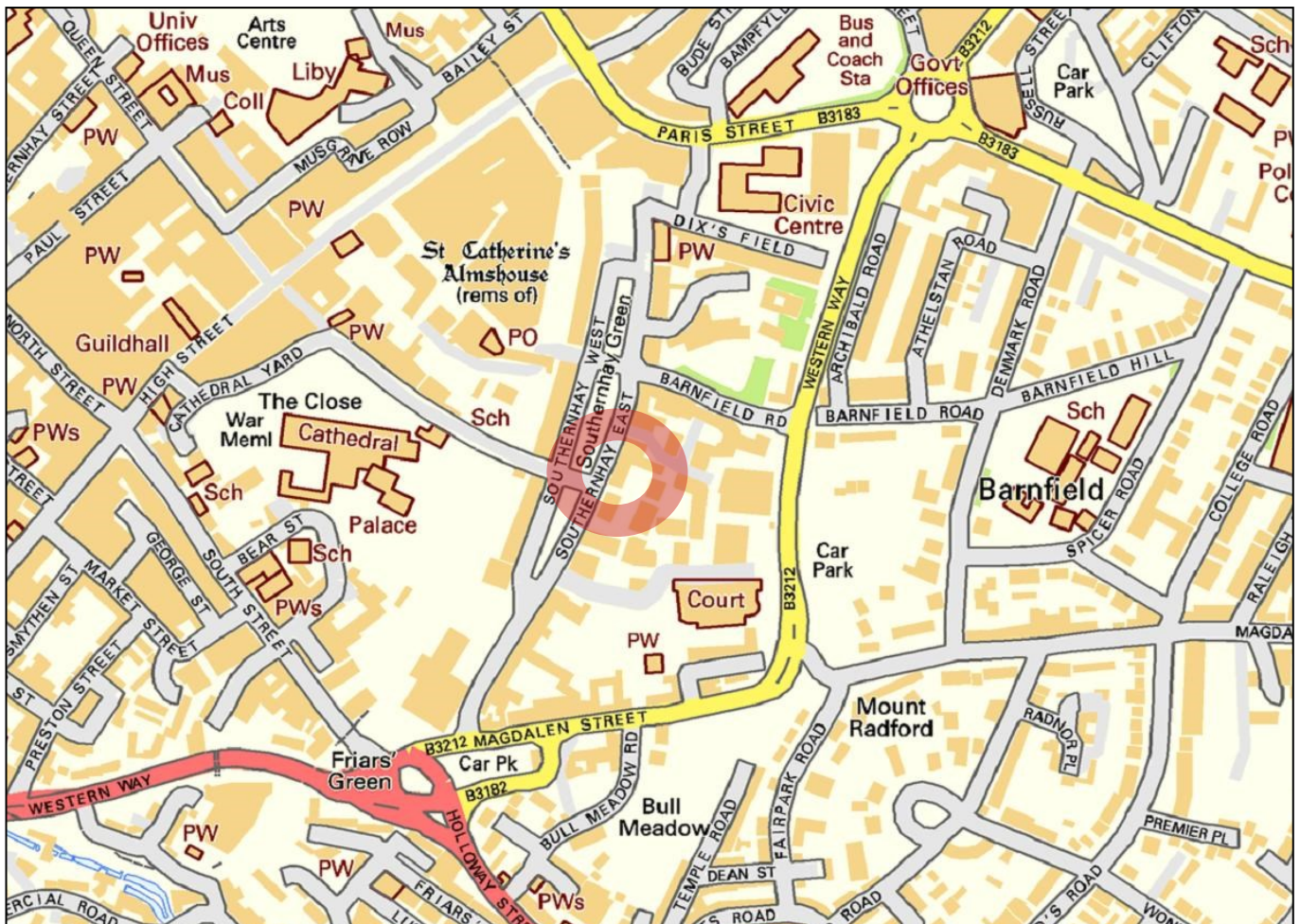
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
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