



First Floor Office, 1 Charlotte Mews, Pavilion Place, Exeter, Devon, EX2 4HA

To let

Viewing by prior appointment with
Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

Modern city centre office with main road prominence

1 room office of 216 sq.ft (20.09 sq m)

Shared toilet facilities

100% Business Rates Relief

To let: £5,400 per annum inclusive of service charge and utilities

Location

Charlotte Mews is situated within the Central Business District close to Southernhay and a short walking distance from the Cathedral, High Street shops, Princesshay the Hotel Du Vin and the Law Courts. The city centre's largest surface car park is around 200m away.

Description

Charlotte Mews is a courtyard office development built around 16 years ago. The available office is on the 1st floor of No.1 and faces Southernhay Gardens on one side and the inner courtyard of Charlotte Mews on the other.

The specification includes gas-fired central heating, wood-effect hard flooring, recessed spot lighting, extensive trunking and double glazing.

Accommodation

The room has a Net Internal Area of:

216 sq.ft (20.09 sq.m)

Lease Terms

The room is offered by way of a new lease for a term to be agreed, with initial commitment of as little as 12 months. The initial rent is **£450 per calendar month**.

The rent is on an inclusive basis to include rent, water rates, electric, gas central heating, repairs, common parts, decorations and building insurance.

The lease will be contracted outside the security of tenure provisions of the Landlord & tenant Act 1954.

Rent Deposit

A rent deposit equivalent to 3 months' rent will be held for the lease term.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C (54)

Business Rates

Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

VAT

VAT is applicable to the figures quoted.

Legal Costs

Both parties to bear their own legal costs in the transaction. A simple form of lease will be used in order to keep costs to a minimum.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury
Tel: (01392) 202203
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