



Turner Locker
Commercial Property Consultants

EXETER

11-15 DIX'S FIELD
EX1 1QA



THIRD FLOOR OFFICE SUITE

APPROX: 119.4 SQ M (1,285 SQ FT)

Part 3rd Floor, 11-15 Dix's Field, Exeter

DESCRIPTION

Dix's Field is an office building with a period façade in the central office area of Southernhay. The building has central heating, a security entrance system and is monitored by CCTV. A lift serves all floors and there are mens & ladies toilets on alternate floors with a dedicated ground floor disabled unisex toilet.

The building has a full fire system.

This suite occupies part of the 3rd floor and has an open plan layout with one partitioned office. It enjoys high levels of natural light with a double aspect and dormer windows on each side set into the sloping roof. A suspended ceiling is fitted with cat 2 recessed lighting. There is a recess for a computer server.

Approximate Areas;

General Office; 109 sq m 1,173 sq ft. Private Office; 10.4 sq m (112 sq ft)

PROPOSAL

A new lease is negotiable and the current rental is £13,500 per annum exclusive.

BUSINESS RATES

From VOA Website;-

Rateable Value - £13,500

Payable (2010/11) £6,548

SERVICE CHARGE

Covers this suites share of expenses for building maintenance, communal heating, cleaning and maintenance of the common areas and the lift etc. It is paid quarterly.

VIEWING

By Appointment with Turner Locker

T: 01392 201 202

F: 01392 20 20 44

barry@turner-locker.co.uk

www.turner-locker.co.uk

**SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE**

Misrepresentation Act

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.