



Turner Locker
Commercial Property Consultants

EXETER

11-15 DIX'S FIELD
EX1 1QA



THIRD FLOOR OFFICE SUITE

APPROX: 63 SQ M (678 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, & meeting room.

The building has a full fire system.

This suite occupies part of the 3rd - top, floor and has a layout with a general office and 3 partitioned offices off. It enjoys high levels of natural light with a double aspect. Measurements are approximate and some averaged as there are dormer windows on one side set into the sloping roof.

Approximate Areas;

General Office; 30.3 sq m (326 sq ft)

Office 1; 9.5 sq m (102 sq ft), Office 2; 9.5 sq m (102 sq ft), Office 3; 13.7 sq m (148 sq ft)

PROPOSAL; A new lease of negotiable term at a commencing rental of £7,250 per annum exclusive.

Car parking spaces may available in the adjacent car park on a separate Licence Agreement at a rate of £135 per calendar month per space.

BUSINESS RATES

From VOA Website;-.

Rateable Value - £8,100

Rates Payable (2010/11) –Approx £3,369 to be confirmed.

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 in advance with the rent. The Service Charge is estimated for the forthcoming year at £3.50 per sq ft.

VIEWING

By Appointment with Turner Locker

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