



**Turner Locker**

Commercial Property Consultants

**11-15 DIX'S FIELD  
SOUTHERNHAY  
EXETER  
EX1 1QA**



**GROUND FLOOR SUITE  
188.6 SQ M (2,030 SQ FT)**

**TO LET**

## Ground Floor Suite, 11-15 Dix's Field, Exeter

### LOCATION

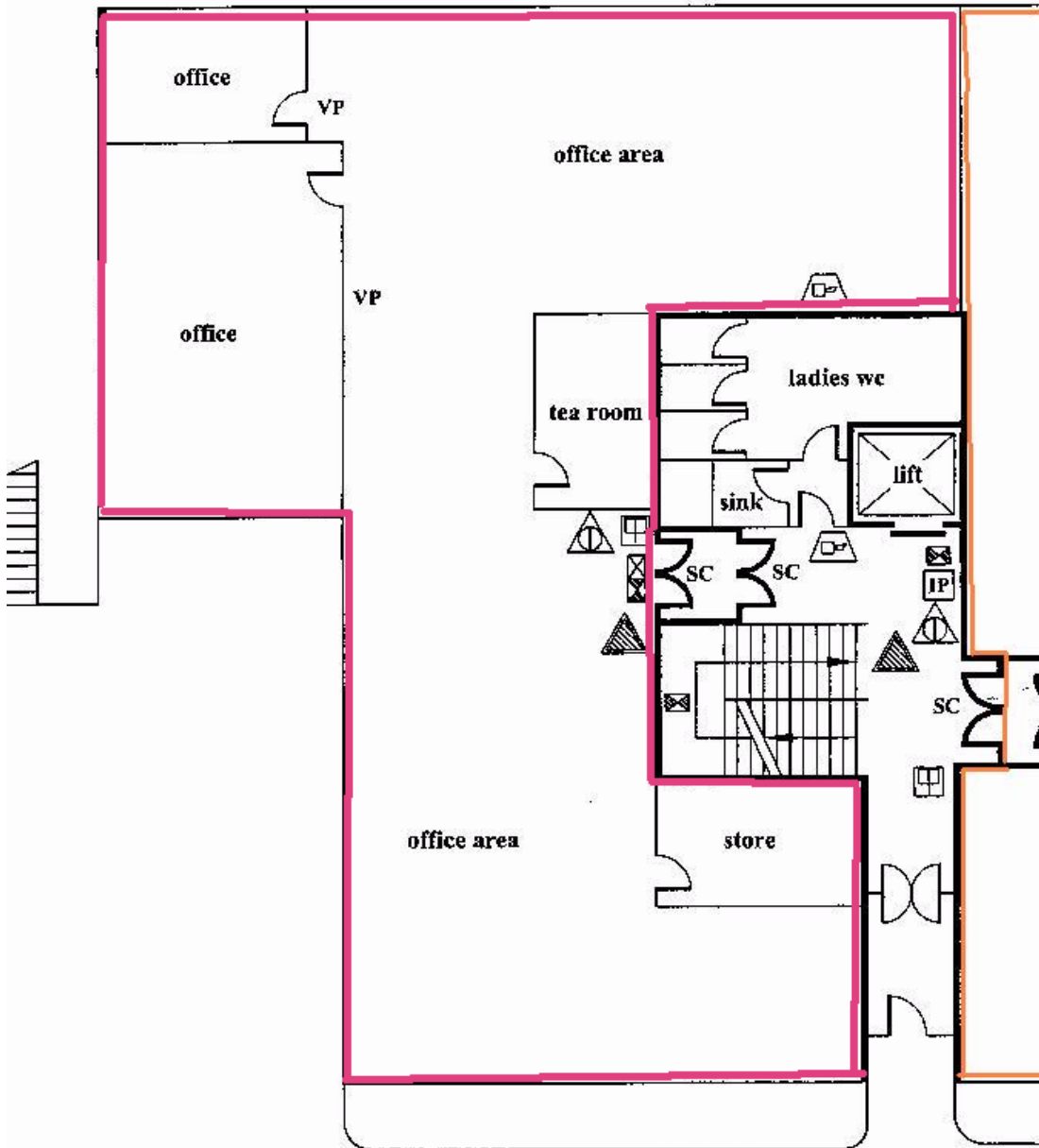
11-15 Dix's Field is a prestigious office building in Southernhay, Exeter's prime central business district. Within sight is the Princesshay shopping centre <http://www.princesshay.com/> and its 60 Stores & restaurants with the busy High Street also only a very short walk away, as are the main line railway station, bus and coach station. Despite its Georgian facade, the property was constructed in the early 1980's and therefore benefits from modern open plan space whilst retaining a number of period features and with the added benefit of a passenger lift.



### ACCOMMODATION

Situated on the Ground Floor, the suite is accessed from the main Ground Floor lobby and has windows to both Dix's Field and Barnfield Crescent at the rear. Currently principally open plan with some demountable partitioning forming private offices that can be retained or removed as required. The suite is accessed from the main Ground Floor lobby and has windows to Dix's Field, the side elevation and overlooking the gardens to the rear. Currently it offers very flexible accommodation, easily sub divided. Two dedicated car parking spaces are directly adjacent to the suite and included within the rental. Occupiers are welcome to use the communal gardens to the rear of the premises.

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### PROPOSAL

The suite is offered on a new lease on full repairing and insuring terms by way of a Service Charge at a commencing rental of £26,500 per annum. If required parking is available next to the suite.

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### **SERVICE CHARGE**

The Service Charge for this building includes the exterior maintenance and decoration of the building, cleaning and decoration of the common areas, communally supplied gas central heating, maintenance cleaning and requisites for the cloakroom facilities and the running costs of lifts. The Service Charge is estimated for the forthcoming year at £3.50 per sq ft.

### **ENERGY PERFORMANCE CERTIFICATES**

To check EPC information please log onto [www.ndepcregister.com](http://www.ndepcregister.com) and enter the certificate reference number – 0070-3069-0301-1751-0060

**RATES.** From VOA Website. Rateable Value - £24,250  
Rates Payable (2010/11) £10,088 Subject to confirmation.

### **VIEWING**

By appointment with Turner Locker. T: **01392 201 202**. F: **01392 20 20 44**.  
[mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) <http://www.turner-locker.co.uk/>

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

*Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a fully survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.*