



# 11-15 DIX'S FIELD EXETER EX1 1QA



OPEN PLAN OFFICES TO LET  
SUITES FROM 2,030SQ FT TO 4,300 SQ FT WITH  
LIFT  
GOOD PARKING

## LOCATION

11-15 Dix's Field is a prestigious office building in Southernhay and whilst retaining its Georgian façade and some period features it provides modern open plan office space with excellent levels of natural light. There is central heating, a lift to all floors, mens & ladies toilets (including disabled facilities) are on alternate floors. There is a security entrance system & CCTV monitoring.

Situated on Dix's Field in a central office location within Exeter City Centre at the northern end of Southernhay East - the established prime office core for the City Centre. Exeter's prime retail facilities are situated around 200 yards to the west. These have been recently enhanced by Land Securities Princesshay development of a 530,000 sq ft, 60 unit shopping centre. The scheme is anchored by a Debenhams Department Store and includes other retailers including Next, Top Shop, New Look, and Zara Exeter Central Station within a 5 minute walk of the office and Exeter St David's, the City's main station is around 10 minutes by taxi.



Major office occupiers in the vicinity include Ernst & Young, Foot Anstey Sargent, The Arts Council, The Insolvency Service, The Inland Revenue, Ford Simey, The Devon PCT and Stephens & Scown.

**EXETER** is an historic, cathedral and University City and is the main administrative and commercial centre for Devon with a resident population of approximately 115,000 and a catchment population of 500,000 within a 40 minute drive time. Exeter benefits from an excellent communications network being well served by the **M5 MOTORWAY** at Junctions 29, 30 and 31 as well as the A30, A38 and A377 trunk roads. Exeter is situated some 84 miles south of Bristol, 44 miles north east of Plymouth and 200 miles to the west of London. The City has its own **EXETER AIRPORT** which provides an increasing range of domestic and international flights and is served by a **COMPREHENSIVE INTERCITY RAIL SERVICE** from Exeter St David's with a fastest journey time to London of approximately 2 hours. Exeter has attracted a number of major occupiers and organisations to locate in the City in recent years including The Met Office, Ashfords Solicitors, SWRDA, Foot Anstey, South West Water, and EDF Energy.



**ACCOMMODATION (measurements are approximate)**

The Suites are accessed from the main Ground Floor lobby by lift or stairs. Whilst the space can be predominantly open plan there are some pre-existing offices. The light spacious open plan suites mostly have lovely far reaching views to the Haldon Hills and suspended ceilings with LG3 lights and a staff/kitchen area. All areas have been fully redecorated and carpeted. Some suites have partial air-conditioning.

<u>FLOOR</u>	<u>SQ M</u>	<u>SQ FT</u>	<u>£ PA</u>
GROUND	188.60	2030.00	£25,000.00
FIRST FLOOR	403.25	4300.00	£49,450.00
<b>TOTAL AREA</b>	<b><u>591.85</u></b>	<b><u>6368.00</u></b>	

**PROPOSAL**

The suites are offered with a new leases of negotiable term on full repairing and insuring basis by way of a Service Charge. Car parking spaces are available in the adjacent car parks on a separate Licence Agreement at £135 pcm.



### **SERVICE CHARGE**

A service charge is payable for the running of this building (approx £3.50 per sq ft occupied), and each suite pays a proportion of the overall cost based on the floor area occupied. Items covered include: exterior maintenance and decoration, internal cleaning, decoration & maintenance of common areas, cleaning and requisites for the cloakroom/toilet facilities and health & safety compliance. Also included are the running costs of communal central heating & lifts. There is also a proportion of the buildings insurance charge.

### **ENERGY PERFORMANCE CERTIFICATES**

To check EPC information please log on to <https://www.ndepcregister.com/> and enter the certificate reference number – 0970-9098-0461-1310-5044



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