



Turner Locker
Commercial Property Consultants

EXETER

11-15 DIX'S FIELD

EX1 1QA



LOWER GROUND FLOOR
OFFICE SUITE 2.

TO LET

Approx 128 sq m (1379 sq ft)

Office Suite 2, Lower Ground Floor, 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. The High Street, the new Princesshay Shopping Centre, Paris Street, and bus station are all nearby, and it is only a short walk to the Central railway station. Retaining its Georgian facade, the property was rebuilt in the early 1980's, there is central heating, a lift to all floors, men's & ladies toilets are on alternate floors, with a disabled toilet is located on the Ground Floor. There is a security entrance system & CCTV monitoring.

ACCOMMODATION (measurements are approximate)

The suite is accessed from the main Ground Floor lobby by lift or stairs. It is currently partitioned to provide a reception area with open plan waiting area or general office, private offices lead off.

Total area approx – 128 sq m (1379 sq ft)

PROPOSAL

The suite is offered with a new lease of negotiable term on a full repairing and insuring basis by way of a Service Charge and at a commencing rental £15,000 per annum. A car space may be available in the adjacent car park on a separate Licence Agreement at a rate of £125 per calendar month per space.

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 onto www.ndepcregister.com and enter the certificate reference number – 0135-3097-0317-0202-7001

RATES; from VOA Website - Rateable Value - £10,000
payable (2010/11) £4,160 to be confirmed.

VIEWING - Turner Locker

Tel: 01392 201 202 Fax: 01392 20 20 44

www.turner-locker.co.uk

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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