



Turner Locker

Commercial Property Consultants

**‘Notaries House’
8/9 CATHEDRAL CLOSE
EXETER
EX1 1EZ**



**OFFICES & OFFICE SUITES
TO LET**

FLEXIBLE TERMS WITH PARKING AVAILABLE



DESCRIPTION & LOCATION

The property is located in the City's commercial and historical heart overlooking, on one face, Exeter's famous St. Peters Cathedral founded in 1050 A.D. and from its other aspect looking directly into the Princesshay scheme, Exeter's state of the art retail centre.

8/9 The Close is a fine historic building with both Mediaeval and Georgian elements. The property has recently undergone a thorough far reaching refurbishment and now provides unique commercial accommodation in an unrivalled location with many of the offices having remarkable views over the city's roof scope and to its Cathedral.

Office suites are available in the mediaeval cloisters and also in the fine and beautifully proportioned Georgian building. There is even the opportunity to lease a remarkable open-plan mediaeval hall with access from Cathedral Close itself. The property's principle access is through the Princesshay retail scheme and almost uniquely this location benefits from its own private car park.

Offices and suites are available on flexible terms with occupation of the cloisters available now and the Georgian building and mediaeval hall later in 2010.

ACCOMMODATION - Approximate sizes

'Choristers Lane'



Level 1 - Suite 1

28.48 sq m with its own entrance and divided into 2 separate rooms

Rental £3,950 per annum

Level 2 - Suite 2

30.15 sq m divided into 2 separate rooms

Rental £4,250 per annum

Level 2 – Suite 3

31.5 sq m

Rental £4,550 per annum:

Level 3 – The Garrett (Suite 4)

18.48 sq m

Rental £2,500 per annum

The Cloisters are accessed via a charming passageway either from the front of the main building or directly from The Close itself.

On the ground floor there is a large and well appointed communal kitchen and ladies and gents cloakrooms and there is a second cloakroom facility on the third level. This property benefits from gas fired central heating throughout. The Cloisters are metered for electricity as a whole and the bill would be divided pro rata on a square footage basis.

The Cloisters – Total 108.61 sq m (1169 sq ft)

Available on an individual suite basis or as a whole



Steps to Princesshay

8/9 The Close



Refurb under way



'the View'

Ground Floor – Suite 1

45.46 sq m

Rental £6,950 per annum

A lovely suite of well proportioned rooms providing a large open reception area with stairs up to a private office with a doorway leading through to a small office/store room. This suites aspect overlooks Princesshay.

Ground Floor – Suite 2

23.85 sq m Rental £3850 pa

A single and well proportioned office with an aspect over the Princesshay scheme and a window looking back down a unique passageway with a view of the Cathedral.

First Floor – Suite 3

45.46 sq m

Rental £7,250 per annum (Under Offer)

A beautiful suite of 3 rooms with splendid views.

First Floor – Suite 4

28.89 sq m

Rental £4,750 per annum

Again a pair of beautifully proportioned rooms with views over the Cathedral and Princesshay.

Second Floor – Suite 6

26.32 sq m

Rental £4,250 per annum

Second Floor – Suite 7

26.32 sq m

Rental £4,250 per annum

Both the second floor suites have beautiful views over Princesshay and the Cathedral.

Third Floor – Suite 8

57 sq m

Rental £7,950 per annum

A suite of 3 rooms with fine aspect and views to the Cathedral and Princesshay

8/9 The Close will have new cloakroom and kitchen facilities in the basement level and a kitchenette/tea point on the second floor. All rooms will be separately metered with their own independent electrical heating.

The Mediaeval Hall

The building also contains a remarkable and self-contained mediaeval hall totalling some 64 sq m complete with vaulted ceiling and former minstrel's gallery. We are inviting expressions of interest in this unique part of the building which can be available for a wide variety of uses subject to negotiation with English Heritage and the planning department as this area is scheduled as an ancient monument.



CAR PARKING

Parking is available on site on a separate licence basis at a cost of £1500 per annum per space.

SERVICE CHARGE

Although the building has just been fully restored, given its unusual and historic nature we propose to offer a fixed service charge giving tenants comfort and certainty as to level of expenditure in looking after the buildings upkeep and day to day maintenance and compliance. The service charge will therefore be based on a rate of £37 per square metre per annum.

The freeholders will insure the premises with this cost being recovered via the service charge but tenants are responsible for their own contents insurance.

THE AGREEMENT

A simple standard lease agreement will be available for a negotiable term. The Landlords will be fully responsible for the maintenance of the exterior and common areas of the building with the tenant responsible for maintaining the schedule of condition of the offices themselves.

VIEWING by appointment with Turner Locker & Co as letting and managing agents for the building

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