



Turner Locker

Commercial Property Consultants

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EXETER

11-15 DIX'S FIELD EX1 1QA



TO LET Modern Offices with period facade

1st Floor

Approx 263 sq m (2,829 sq ft)

Part Air conditioned

Predominantly Open Plan

LOCATION

11-15 Dix's Field is a prestigious office building in Southernhay. Retaining its Georgian facade, the property was rebuilt in the early 1980's. There is central heating, a lift to all floors, ladies and gents 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 just off the High Street and the Princesshay Shopping Centre with Exeter Central Station within a 5-minute walk of the office. Exeter St David's, the City's main station, is around 10 minutes by taxi.

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 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 Suite is accessed from the main ground floor lobby by lift or stairs. Whilst the space can be predominantly open plan it is currently partitioned to provide a reception area with open plan general office, private offices/meeting rooms and its own kitchen

Total area approx. – 263 sq m (2,829 sq ft)



PROPOSAL

The 1st floor is offered with a new lease of negotiable term on full repairing and insuring basis by way of a Service Charge, commencing rental upon application. Car parking spaces may be available in the adjacent car park on a separate Licence Agreement.

SERVICE CHARGE

A service charge is payable for the running of this building, 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.gov.uk/find-energy-certificate> and enter the certificate reference number – 8736-3045-8368-8862-3446, or alternatively, the certificate has been added to our website.



RATES – From VOA Website

Rateable Value - £48,250 from 1 April 2026

VIEWING - Turner Locker Barnfield LTD

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SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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