



# Turner Locker

Commercial Property Consultants

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



**TO LET**  
**SECOND FLOOR SUITE (Front)**  
**223 SQ M (2400 SQ FT) (APPROX)**



### **LOCATION**

11-15 Dix's Field is a prestigious office building in Southernhay, within the heart Exeter's prime central business district, a short walk is Princesshay shopping centre and its many Stores & restaurants.

With the busy High Street, the main line railway station, bus and coach station all within easy reach. 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 the added benefit of a passenger lift.



### **ACCOMMODATION**

Situated on the second floor, this suite is accessed from the main Ground Floor lobby, by a lift or stairs. It is a light and spacious open plan suite overlooking Dix's field.

The suite has a suspended ceiling and private kitchen/staff area.

It offers very flexible accommodation, currently open plan with two offices/meeting rooms & a staff kitchen & breakout area. There is also a server room

There are men's and ladies wc's located on the main landings of each floor of the building and a shower room on the ground floor.

### **PROPOSAL**

The suite is offered on a new lease on full repairing and insuring terms by way of a Service Charge. Rental upon application.



### **SERVICE CHARGE**

The Service Charge for this building includes the exterior maintenance and decoration of the building, health and safety, 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 the lift.

The Service Charge is estimated for the forthcoming year at approx. £6.58 per sq ft.

### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in any transaction.

**RATES.** (From VOA Website). Rateable Value - £26,250 (£38,500 wef 01.04.2026)

### **VIEWING**

By appointment with Turner Locker.

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**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.***