



# Turner Locker Barnfield

Commercial Property Consultants

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## **11-15 Dix's Field, Southernhay EXETER EX1 1QA**



**GROUND FLOOR SUITE**  
with private entrance

**TO LET**  
Approx. 242 sq. m. (2378 sq. ft.)



## DESCRIPTION AND LOCATION

11-15 Dix's Field is a prestigious office building in Southernhay, Exeter's prime central business district close to Princesshay and the busy High Street. A very short walk away is the main line railway station, bus and coach station. 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 with the added benefit of a passenger lift.

## ACCOMMODATION

Situated on the ground floor, the Suite which has been the South West regional office of the Bank of England has its own private entrance and access from the main ground floor lobby. It is a light and spacious suite combining open plan spaces with elegant period offices. The suite has its own staff/kitchen area and cloakrooms. Further men's and ladies cloakrooms are available on the main landings of the building.

Currently the suite is arranged in a way that provides a large reception office along with two further large 'period' rooms with ornate cornices. The rest of the suite has the potential to be open plan but presently provides offices, a server room, large kitchen and private cloakroom with a shower.



### Room

Reception office (Including lobby)  
Office/Dining room  
Office  
Office/Conference room  
Server room  
Kitchen  
Reception Hall

### Approximate dimensions

7.25m x 4.88m  
7.36m x 4.88m  
5.62m x 4.88m  
11.62m x 5.7m  
3.42m x 2.90 (max)  
5.21m x 2.90m  
4.36m x 14.6m (max) with doors to  
main office lobby entrance.



## PROPOSAL

The suite is offered with a new lease on full repairing and insuring terms by way of a service charge at a commencing rental of £32,500 per annum. One or two car parking spaces may be available in the adjacent car park on a separate Licence Agreement of £165 per calendar month per space.



## SERVICE CHARGE

The service charge for the building includes the exterior maintenance and decoration of the building, 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 approximately £4.25 per square foot and is based on 11.54% of the whole. .

## BUSINESS RATES 2017 – approximate

Rateable Value: £22,250

Rates Payable: £10,658

Please check the Government VOA website for further information regarding Small Business Rates Relief (SBR) entitlement.

## ENERGY PERFORMANCE CERTIFICATE

Certificate No: 9990-6036-0351-2941-5094

## VIEWING

Viewing is by appointment only through **Turner Locker Barnfield:**

Phone: 01392 201202

Email: [admin@turner-locker.co.uk](mailto:admin@turner-locker.co.uk)

Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

## SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

*Misrepresentation Act*

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