



Turner Locker

Commercial Property Consultants

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EXETER 11-15 DIX'S FIELD EX1 1QA



**SINGLE OFFICE TO LET
LOWER GROUND FLOOR
APPROX: 32.9 SQ M (355 SQ FT)**



DESCRIPTION

11-15 Dix's Field is a period style office building, just off Southernhay by the Civic Centre. It is part of Exeter's central business district, and is served by several large car parks, with the bus station in Paris St, and Central Station in Queen St, both nearby. Other tenants include The Bank of England, Hays & Blue Arrow Recruitment, The NHS and local CoWork space.



OFFICE D is an individual room on the lower ground floor. The building has central heating, a security entrance system and CCTV monitoring, a lift to all floors, ladies and gents w.c.'s on alternate floors with a ground floor disabled unisex toilet. There is also the use of a communal ground floor meeting room by arrangement.

TERMS

New lease is available at a rental of £4,750 per annum exclusive.

BUSINESS RATES: Taken from VOA website

Rateable Value:	£2,450
Rates Payable approximately:	£1,142

Under Small business Rates Relief (SBRR) 100% relief would be available.



SERVICE CHARGE

The service charge for 2018 is approximately **£373** per quarter.

This covers the suites share of expenses for building maintenance, communal heating, cleaning and common areas the lift etc. It is paid quarterly in advance with the rent.

Buildings Insurance for 2018 is approximately **£78**

Electricity is charged on a proportional basis relating to the area occupied. Tenants will be liable for maintaining their offices in good decorative order.

VIEWING

Viewing is by Appointment with Turner Locker Barnfield

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**SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE**

MISREPRESENTATION ACT

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