



# Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

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## EXETER Ground Floor 18 SOUTHERNHAY WEST EX1 1PJ



## TO LET

53.5 sq m (576 sq ft)



## LOCATION & DESCRIPTION

No 18 forms part of a terrace of Georgian buildings at Southernhay West. It is a prestigious location in the centre of Exeter's business district and provides a pleasant working environment with period buildings overlooking communal greens.

The Princesshay Shopping Centre, High Street, Cathedral Green and public transport are all close-by. There is metered on street parking outside the building and city centre car parks off Southernhay.

The building has central heating with radiators and many period features including fireplaces, ornate ceilings, panelled walls/doors and its staircase. There are offices on the ground and upper 3 floors.

## ACCOMMODATION

The accommodation over the ground floor comprises of one office with two windows to Southernhay and one office which overlooks the rear walled garden. There is a front door into the entrance lobby and double inner doors to the hallway. There is a WC with basin and stairs to the basement and first floor.

## MEASUREMENTS (all measurements are approximate):

<u>Office</u>	<u>Size</u>	<u>Sq m</u>	<u>Sq ft</u>	<u>Aspect</u>
Office 1	6.17m x 5.11m	31.52 sq m	339 sq ft	Front aspect
Office 2	4.72m x 4.64m	22 sq m	237 sq ft	Rear aspect
<b>TOTAL</b>		<b>53.5 sq m</b>	<b>576 sq ft</b>	

## RENTAL

A new lease is proposed for a term to be agreed at a rental of £9,500 per annum.

The tenant will be responsible for 20% of the buildings service charge, £721.50 quarterly.

## BUSINESS RATES – approximate

Rateable Value: £6,000

Rates Payable: £2,880

Please note that you may be eligible for small business rates relief. Please visit the VOA website for more details.

## ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0899-0644-2830-2800-8203

EPC Rating: D



**VIEWING:**

To arrange a viewing please contact:

**Turner Locker Barnfield**

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**Email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) or**

**[Hayley@turner-locker.co.uk](mailto:Hayley@turner-locker.co.uk)**

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***Subject to Contract – Exclusive of VAT where applicable***

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Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.