

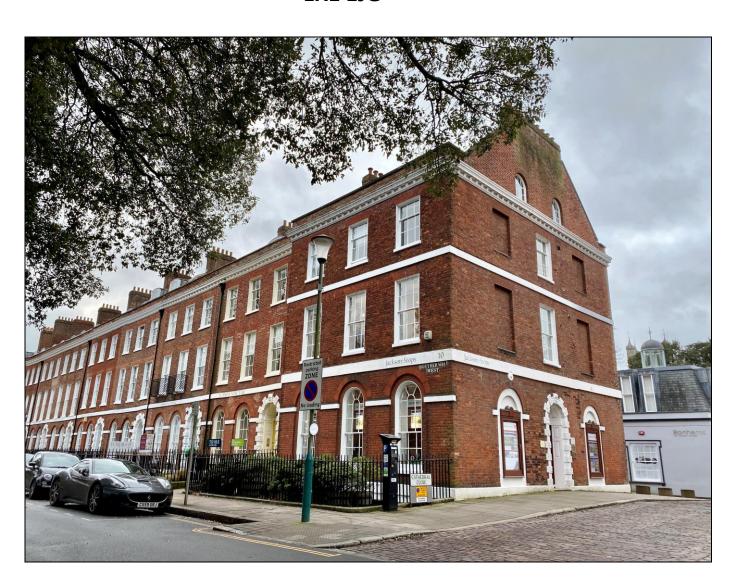
**EXETER** 

10 SOUTHERNHAY WEST EX1 1JG

Southernhay Lodge Barnfield Crescent Southernhay East Exeter EX1 1QT

tel: 01392 201 202 fax: 01392 20 20 44

email: mark@turner-locker.co.uk web:www.turner-locker.co.uk



# **Ground floor a2 Offices To Let**

Nett Area: 64.90 sqm (699 sq ft)
Parking space available



### **LOCATION & DESCRIPTION**

Number 10 is a fine end of terrace Georgian building, standing on the corner leading through to Cathedral Close and the City Centre beyond. Southernhay is the business district of the City, providing a pleasant working environment of mostly Georgian buildings overlooking communal greens. This is a ground floor suite comprising 4 offices, central heating, and the use of toilet and kitchenette on the floor below.

**ACCOMMODATION** With approximate measurements:-Glazed ground floor entrance lobby with Security entrance phone

Door opens to suite and offices lead off:

Office 1, 7.85 m x 4.95 m = 37.7sqm, front aspect

Office2, 4.4 m x 3.8 m = 16.9sqm,

Door to

Office 3, 2.75m x 3.8m = 10.3sqm,

Net Office Area sqm 64.9(699sqft)

Up to further 65 sq m is also available on the lower ground floor

TERMS; New Lease £12,500 per annum exclusive plus VAT.

#### **BUSINESS RATES**

We have been verbally informed by Exeter City Council as follows:-Rateable Value - £7,100 Rates Payable

**SERVICE CHARGE:** is payable and this includes heating.

## **VIEWING**

https://www.turner-locker.co.uk/properties/10-southernhay-west/

Turner Locker & Co Tel: 01392 201 202

www.turner-locker.co.uk



## **SUBJECT TO CONTRACT**

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