



# Turner Locker

Commercial Property Consultants

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## **23 SOUTHERNHAY EAST EXETER EX1 1QL**



### **TO LET office suite**

**FLEXIBLE TERMS WITH PARKING NEARBY AVAILABLE**

**APPROX: 52.75 sqm (568 sq. ft.)**

## LOCATION

Number 23 Southernhay East is a period building in Exeter's central business district where many Georgian period buildings overlook the communal greens. The area is occupied principally by professional and service sector business, it is close to the Princesshay shopping centre and High Street retail locations. The bus station at Paris St, and Central train station in Queen Street are just a short walk away.



## DESCRIPTION

The suite is on the 3rd floor of the building with excellent views and good natural light. There is gas central heating and shared use of kitchen and toilet facilities.

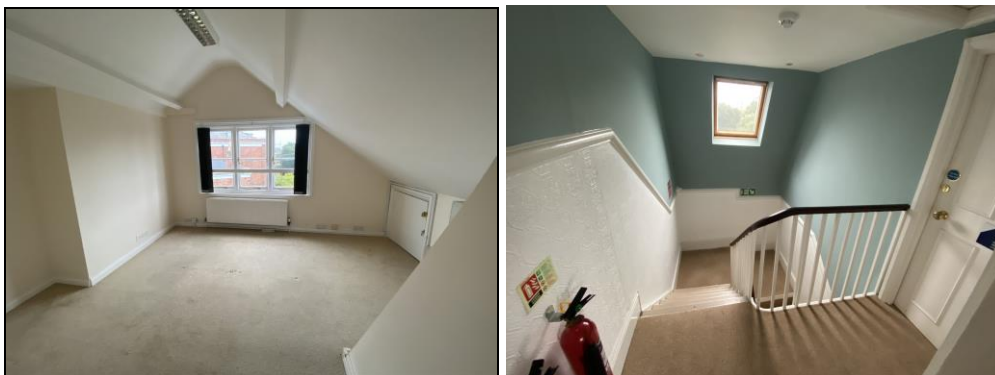
**Main office:** L shaped 8.3m x 2.70m (to sill height) + 2.68m x 3.79m

**Door to**

**Office:** 4.00m (max) x 3.31m

**Separate Private office:** off main stairs 3.1m x 2.24m

**Total 52.75 sq. m**



**TERMS;** A new lease - rent £575 PCM.

A Service Charge is payable which includes electricity and heating)

**RATEABLE VALUE:** £3,600 (100% small business rate relief may be applicable)

Viewing by appointment with **Turner Locker** as letting and managing agents for the building.

**Turner Locker**  
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**SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**

*Misrepresentation Act*

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