



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
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## **11-15 DIX'S FIELD SOUTHERNHAY EXETER EX1 1QA**



**TO LET  
GROUND FLOOR SUITE  
188.6 SQ M (2,030 SQ FT)**



### **LOCATION**

11-15 Dix's Field is a prestigious office building in Southernhay, Exeter's prime central business district. Within sight is Princesshay shopping centre and its 60 Stores & restaurants.

With the busy High Street, the main line railway station, bus and coach station all a short walk away. 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.

### **ACCOMMODATION**

The suite is accessed from the main Ground Floor lobby and has windows to Dix's Field, the side elevation and overlooking Barnfield Crescent to the rear. It offers very flexible accommodation, currently open plan with a private kitchen which could easily be sub divided. Two car parking spaces, directly adjacent to the suite are also currently available. Occupiers are welcome to use the communal gardens to the rear of the premises.

### **PROPOSAL**

The suite is offered on a new lease on full repairing and insuring terms by way of a Service Charge at a commencing rental of £37,555 per annum.



### **SERVICE CHARGE**

The Service Charge for this building includes the exterior maintenance and decoration of the building, health and safety, 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 lift.

The Service Charge is estimated for the forthcoming year at approx. £5.00 per sq ft.



## **ENERGY PERFORMANCE CERTIFICATES**

To check EPC information please log onto [www.ndepcregister.com](http://www.ndepcregister.com) and enter certificate reference number: 0070-3069-0301-1751-0060

**RATES.** (From VOA Website).      Rateable Value - £19,000  
Rates Payable (2020/21) £9,481.

## **VIEWING**

By appointment with Turner Locker.

T: **01392 201 202.**

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**SUBJECT TO CONTRACT**

**EXCLUSIVE OF VAT WHERE APPLICABLE**

*Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a fully survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.*