



# Turner Locker

Commercial Property Consultants

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



**TO LET  
SECOND FLOOR SUITE  
180 SQ M (1940 SQ FT) (APPROX)**



### **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 and the added benefit of a passenger lift.

### **ACCOMMODATION**

Situated on the second floor, this suite is accessed from the main Ground Floor lobby, by lift or stairs. It is a light and spacious open plan suite with lovely far reaching views to the Haldon Hills.

The suite has a suspended ceiling and private kitchen/staff area.

It offers very flexible accommodation, currently open plan with private offices.

### **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 £35,890 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.



**RATES.** (From VOA Website).      Rateable Value - £18,750  
Rates Payable (2020/21) £9,356

**VIEWING**                              By appointment with Turner Locker.  
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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.*