



# Turner Locker

Commercial Property Consultants

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



### **Perfect small office in city centre OFFICE 'A' TO LET LOWER GROUND FLOOR APPROX: 18.9 SQ M (204 SQ FT)**

#### **DESCRIPTION**

11-15 Dix's Field is a period style office building, just off Southernhay by the Civic Centre. It is part of Exeter's central business district, and is served by several large car parks, with the bus station in Paris St, and Central Station in Queen St, both nearby.



**OFFICE A** is an individual room on the garden floor. The building has central heating, a security entrance system and CCTV monitoring, a lift to all floors, ladies and gents W.C.'s on alternate floors with a ground floor disabled unisex toilet. There is also the use of a communal ground floor meeting room by arrangement.

#### **TERMS**

A new lease is available at a rental of **£295** per month exclusive.

#### **BUSINESS RATES – Taken from the VOA website**

Rateable Value: £2,550

#### **SERVICE CHARGE**

**Service charge** for 2024 is approximately **£312** per quarter. This covers the suites share of expenses for building maintenance, communal heating, cleaning and common areas such as the lift etc. It is paid quarterly in advance with the rent.

**Buildings Insurance** for 2024 is approximately **£60**

Electricity is charged on a proportional basis relating to the area occupied. Tenants will be liable for maintaining their offices in good decorative order.

#### **VIEWING**

Viewing is by Appointment only with Turner Locker Barnfield:

Email: [\*\*admin@turner-locker.co.uk\*\*](mailto:admin@turner-locker.co.uk)

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**SUBJECT TO CONTRACT  
EXCLUSIVE OF VAT WHERE APPLICABLE**

#### **MISREPRESENTATION ACT**

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