



Turner Locker

Commercial Property Consultants

Southernhay Lodge
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Southernhay East
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EXETER

Lower Ground Floor Rear **18 SOUTHERNHAY WEST** **EX1 1PJ**



34.13 sq m (368 sq ft)

TO LET

LOCATION & DESCRIPTION

No 18 forms part of a terrace of Georgian buildings at Southernhay West. It is a prestigious location in the centre of Exeter's business district and provides a pleasant working environment with period buildings overlooking communal greens.



The Princesshay Shopping Centre, High Street, Cathedral Green and public transport are all close-by. There is metered on street parking outside the building and city centre car parks off Southernhay.

The building has central heating with radiators and many period features including fireplaces, ornate ceilings, panelled walls / doors and its staircase.

This office space is located on the lower ground floor to the rear of the building, giving easy access to the communal garden.

The accommodation comprises: (all measurements are approximate).

Stairs lead down from main entrance to a flag stoned floored corridor

Main Office: - 4.73m x 4.56m = 21.57 sq m. overlooking the walled communal garden

Door to an **undeveloped area** which could be used as storage, but with scope to improve: - 5.60m x 2.51m = 14.05 sq. m. (with door to garden)

Safe Room: - 5.17m x 2.43m = 12.56 sq m. Originally used as a vault and currently a store with no natural light but with period features.

There is a shared cloakroom & shared kitchen on this level.

Outside – enclosed communal rear garden and light well at the front with steps up to the street.



Total 34.13 sq m (368 sq ft)

£4,690 pa excl. (Service Charge of £3,190.88 pa plus insurance)

TERMS

A new lease of negotiable term is offered.

BUSINESS RATES

Rateable Value £5508.

Eligible for 100% small business rate relief.

VIEWING BY APPOINTMENT

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or

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