



**To Let**

**£4,600 pax**

2nd Floor Offices (front), 23 Southernhay West, Exeter, Devon,  
EX1 1PR

350 Sq Ft  
(32.50 Sq M)

## Summary

- Prominent building in Southernhay West
- Centre location with close proximity to Princesshay Shopping centre and historic Cathedral
- Popular location with professional services
- 2nd floor office suite
- Situated within the Central Business District

## Location:

Southernhay is Exeter's primary city centre office district providing a professional environment with a firmly established tenant mix and easy access to the excellent amenities provided in the Princesshay Shopping complex.

A major John Lewis store is within a few minutes walk as is the historic cathedral.

No 23 is located in an extremely prominent location where Southernhay intersects with Bedford Street which leads into the main shopping centre.

## Description:

No 23 is an attractive Georgian mid-terraced Grade II listed office building.

The Second Floor front offices are available. There is a shared welfare facility within the building and a kitchenette located on the 2nd Floor for communal use of the tenants of the 2nd & 3rd Floors.

The building is set back from public gardens offering a tranquil recreational area.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).  
Second floor (front) office 350 sq ft / 32.53 sq m

	sq m	sq ft
Second floor office (front)	32.53	350

## Service charge:

A service charge is levied for the upkeep of services, repairs and maintenance of common areas and the exterior of the building.

The Tenant is also responsible for a fair proportion of insurance costs.

Both service charge & insurance costs subject to annual review and reconciliation. Please enquire for further information.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

D (80)

## Planning:

The amended use classes would mean this property could be used for E class uses but previous use being as offices. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £4,250. Therefore making the approximate Rates Payable £2,120.75 per annum for 2023/24.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Interested parties are advised to confirm the rating liability with Exeter City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent. and service charge.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and

should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## CONTACT THE AGENT

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