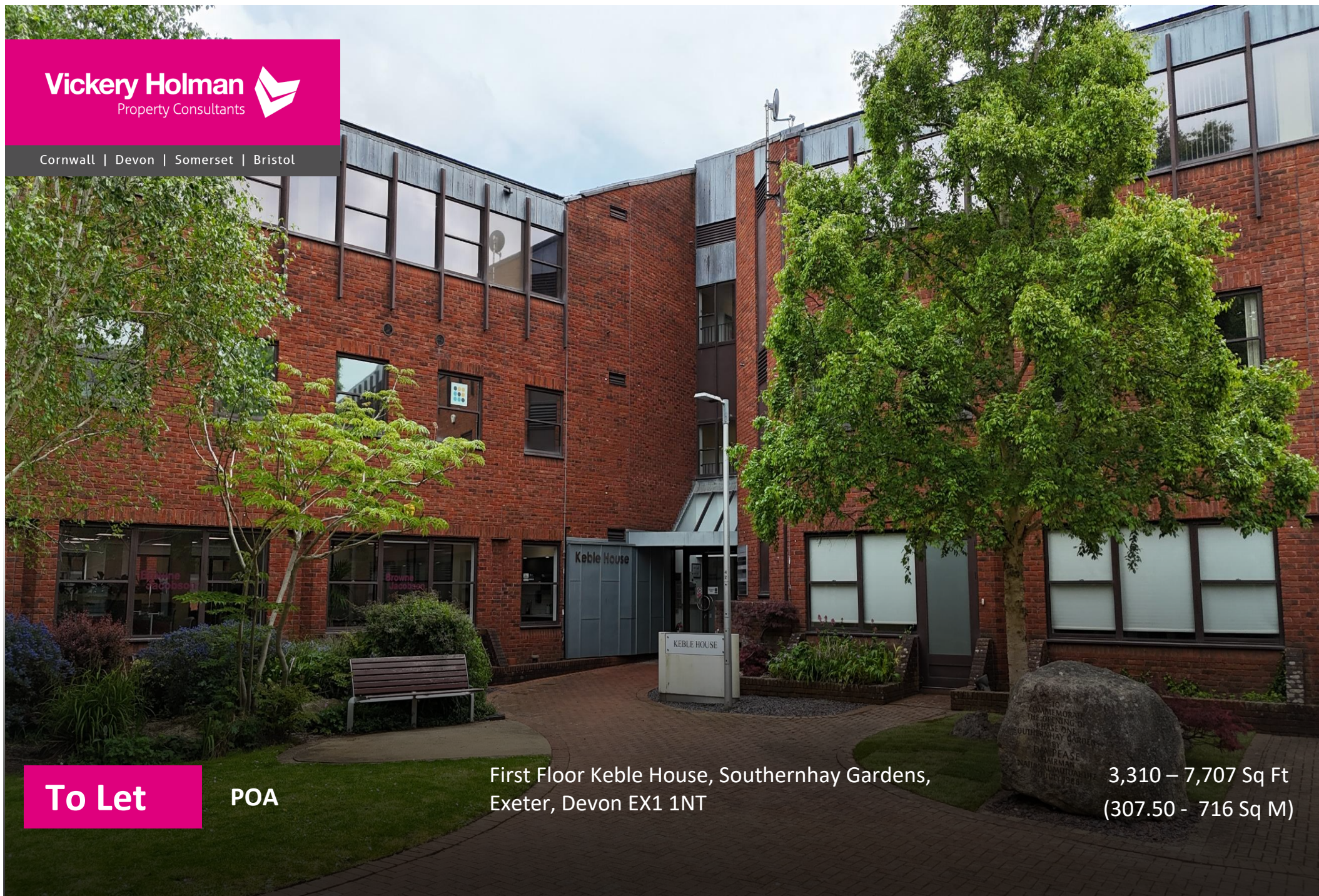


To Let

POA

First Floor Keble House, Southernhay Gardens,
Exeter, Devon EX1 1NT

3,310 – 7,707 Sq Ft
(307.50 - 716 Sq M)



Summary

- Newly refurbished office accommodation
- Modern open plan configuration
- Located within the prestigious Southernhay Gardens
- From 3,310 – 7,707 sq ft (307.50 - 706 sq m)
- Parking available subject to negotiation
- Other occupiers within the building include Browne Jacobson, The Secretary of State and Investec Wealth & Investment
- The wider Southernhay Gardens development include occupiers such as Arbuthnot Latham, JLL, Trowers & Hamblins all located in the Senate adjacent to Keble House

Location:

Exeter is a historic Cathedral and University city located in the south west of England and is the principal commercial centre of Devon. Exeter has an estimated population of 128,900 and a catchment of approximately 470,000 residents.

Exeter University is one of the top Russell Group universities in the UK with approximately 22,500 students.

The city benefits from excellent road and train links with easy access to both the A30 and A377. The A30, one of the major roads in the south west provides a link between Land's End and London. In addition, the M5 motorway can be accessed from the A30 at Junction 31. The M5 motorway provides a direct link to Bristol and Birmingham to the north and the M4 to London.

The property is located within Southernhay Gardens which is Exeter's prime office campus providing modern accommodation within attractive landscaped gardens. The area is in close proximity to the Princesshay shopping quarter, the City Centre, as well as the main bus and railway stations which is just half a mile away.

Occupiers in the area include Regus, Rathbones, Foot Anstey, Thomson Reuters together with a number of regional solicitors attracted by the nearby Exeter Crown Courts.

Description:

Keble House is a four storey multi-let office building arranged over lower ground, ground and two upper floors. The property is broadly 'L-shape' on plan and extends to a total of 25,754 sq ft (2,393 sq m).

Once refurbished Keble House will benefit from the following specification:

- Open plan recently refurbished office accommodation
- Raised access floors
- Perimeter heating system
- Suspended ceilings
- CAT II VDU compatible lighting
- 10 person 800 kg passenger lift
- Male and female w/c facilities
- Parking in the basement

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Left hand suite	307.50	3,310
Right hand suite	408.50	4,397
Total	716.00	7,707

Service charge:

For the year 2023/24 first floor charge equated to £17,205.27 per quarter (approx £9 psf)

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:

The property has recently been assessed achieving an EPC rating of C (74). Upon completion of the refurbishment an EPC will be provided for the accommodation.

Planning:

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

Business rates:

from the valuation office agency website (www.voa.gov.uk), we understand the current rateable for the left hand and right hand suites are £37,500 and £56,500 respectively therefore making the approximate rates payable £18,712.50 and £28,928 per annum for 2023/24.

Terms:

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

Can be let as a whole or as separate suites subject to negotiation.

Legal fees:

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

VAT:

VAT is applicable to 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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Sue Trott

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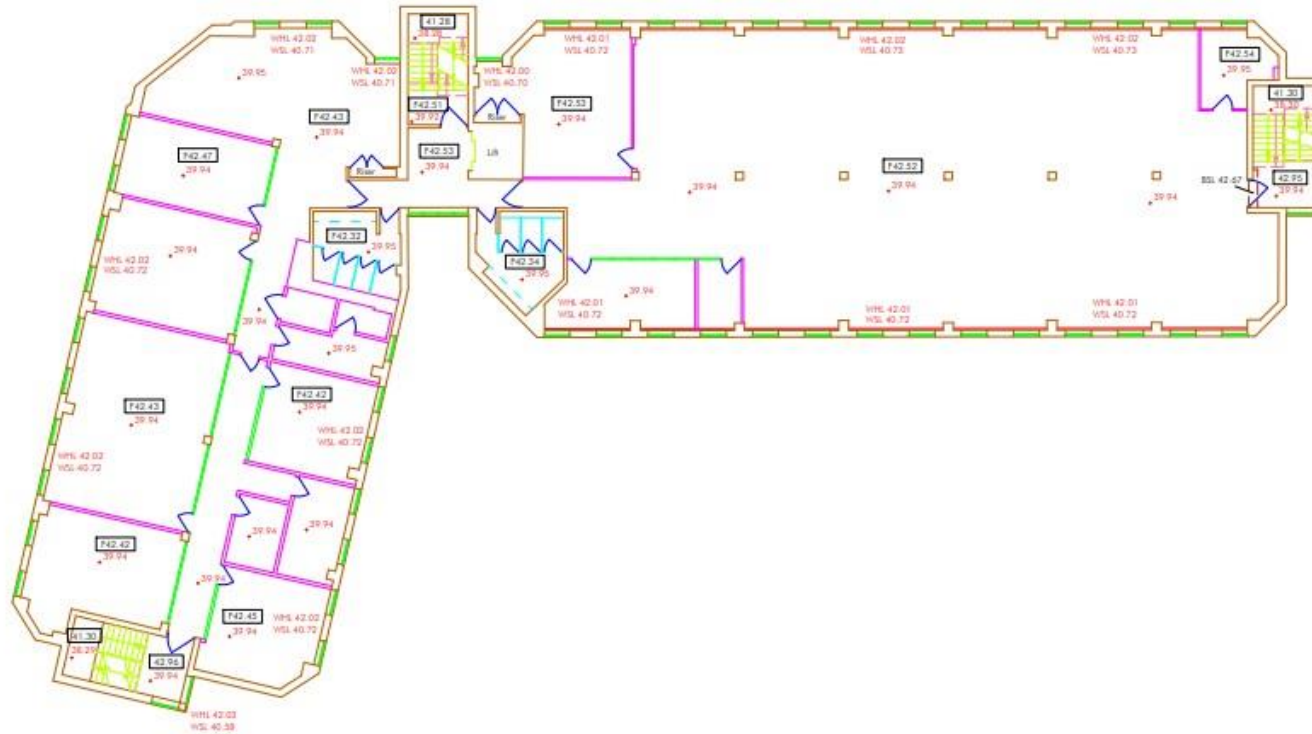
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Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP







First Floor Plan

