

**Vickery Holman**  
Property Consultants



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**To Let**

On application

Ground Floor (RHS) Keble House, Southernhay  
Gardens, Exeter, Devon, EX1 1NT

4,368 Sq Ft  
(405.8 Sq M)



## Summary

- Ground floor office premises
- Approx. 4,368 sq ft (405.8 sq m)
- Located in the heart of Southernhay Gardens Exeter's Central Business District
- High specification refurbishment
- Other occupiers in the building include Browne Jacobson, The Secretary of State, and Puffins Nursery
- The wider Southernhay Gardens development include occupiers such as Arbuthnot Latham, JLL, Trowers & Hamlins 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). Keble House benefits from the following specification:

- Open plan 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) on a net / gross internal basis.

Ground Floor	sq m	sq ft
Total	405.8	4,368

### Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. 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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Planning:

The amended use classes would mean this property could be used for office (E class) uses.

### 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 £56,500 therefore making the approximate Rates Payable £30,849 per annum for 2024/25.

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

### Terms:

The property is available on a leasehold basis on terms to be agreed.

### Legal fees:

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

### VAT:

All figures quoted are exclusive of VAT if applicable.

### 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

Zach Maiden

Tel: **07770 442592**

Email: [zmaiden@vickeryholman.com](mailto:zmaiden@vickeryholman.com)

### Exeter Office

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

