

**To Let**

**£40,000 pax** Lower Ground Floor Keble House, Southernhay Gardens, Exeter, Devon, EX1 1NT

2,857 Sq Ft  
(265.4 Sq M)

## Summary

- Lower ground floor office suite
- Circa 2,857 sq ft (265.39 sq m)
- Located within the prestigious Southernhay Gardens
- Parking available subject to negotiation
- Other occupiers within the building include Browne Jacobson, The Secretary for State and Gravitas
- The wider Southernhay Gardens development include occupiers such as Arbuthnot Latham, Trowers & Hamlins all located in the Senate adjacent to Keble House
- Immediately available

## 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 building arranged over lower ground, ground and two upper floors.

The lower ground floor suite has a rectangle foot print with access from the raised walk way at two points and window frontage on one side of the building.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	265.4	2,857

## Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. 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 (97)

## Planning:

Planning permits any use within Class E which provides flexibility for the space to be used by many commercial businesses without further planning permission including office, retail, professional services, creche/nursery, gym and indoor recreation such as café or restaurant. 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 £35,000, therefore making the approximate Rates Payable £17,465 per annum for 2024/25.

The above information is based on the previous use at the property therefore interested parties are recommended to undertake their own enquiries.

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

## Terms:

The property is 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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