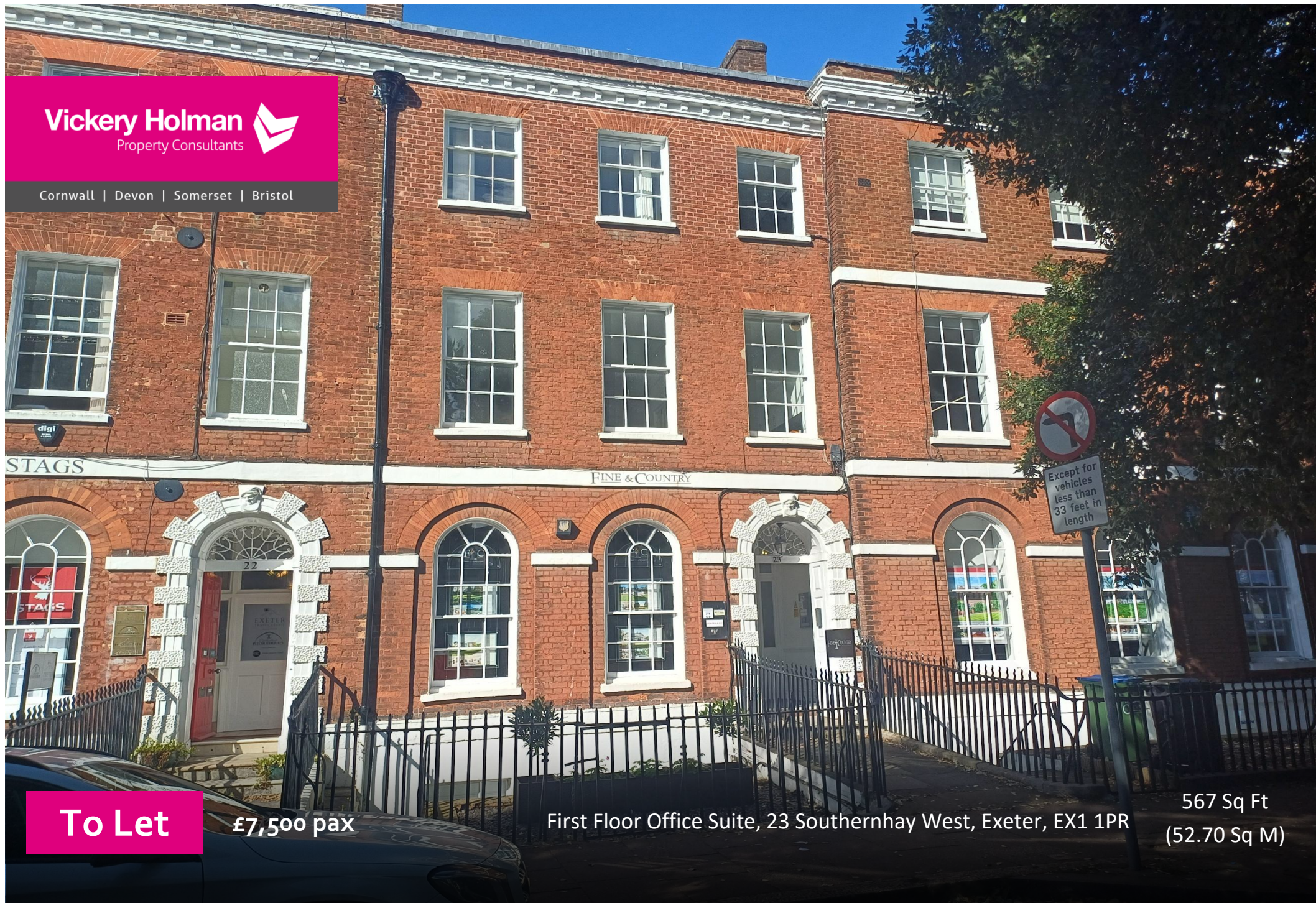


Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£7,500 pax

First Floor Office Suite, 23 Southernhay West, Exeter, EX1 1PR

**567 Sq Ft
(52.70 Sq M)**

Summary

- Well-appointed First Floor Office suite
- Comprising two interconnecting offices
- Private kitchen
- Located within Exeter's Central Business District
- Within walking distance of City center and Cathedral Green
- Approx 567 sq ft NIA
- Immediately available

Location:

Southernhay is indeed recognized as Exeter's prime city center office district, offering a mix of office spaces and historical architecture. Its proximity to popular amenities like Princesshay, the High Street, and Cathedral Green makes it an attractive location for businesses and professionals. The area is well-connected, providing access to various shops, restaurants, and cultural sites, contributing to a vibrant working environment. Additionally, Southernhay's setting enhances opportunities for networking and collaboration, thanks to the presence of several businesses.

Description:

A well-presented first floor office suite set within an attractive Grade II listed building in the heart of Exeter's central business district. The accommodation comprises two interconnecting rooms, offering flexible workspace, together with the benefit of a private kitchen. Situated just a short walk from the city centre and Cathedral Green.

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	52.70	567

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:

C (57)

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) we understand that the current Rateable Value is £7,700, therefore making the approximate Rates Payable £3,842.30 per annum for 2025/26.

[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:

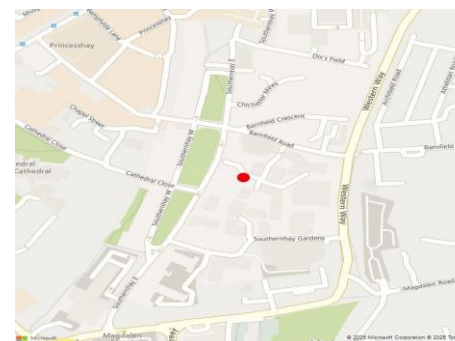
All figures quoted are exclusive of VAT.

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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