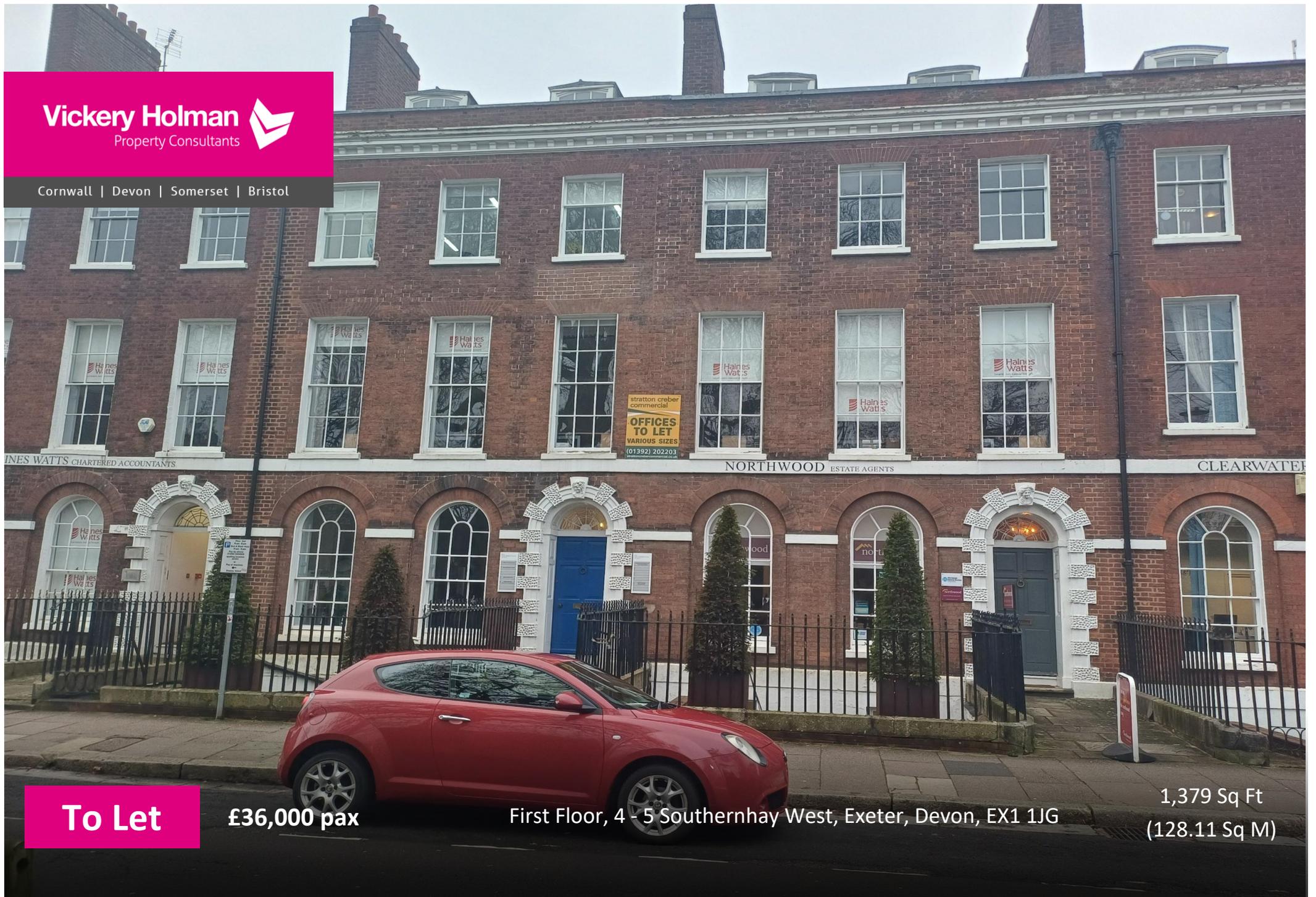


**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£36,000 pax**

First Floor, 4 - 5 Southernhay West, Exeter, Devon, EX1 1JG

1,379 Sq Ft  
(128.11 Sq M)

## Summary

- First floor offices in prestigious Grade II listed building
- Located within Exeter's Central Business District
- Approx 1,379 sq ft (128.11 sq m) overall
- Within walking distance of City centre and Cathedral green
- All inclusive rent
- Immediately available

### Location:

Southernhay stands out as Exeter's premier city centre office district, blending modern office spaces with rich historical architecture. Its strategic location near key amenities-such as Princesshay, the High Street, and Cathedral Green-creates a bustling atmosphere ideal for both businesses and professionals. This area not only offers easy access to a variety of shops and restaurants but also to cultural attractions, fostering a vibrant working environment.

Furthermore, Southernhay enhances networking and collaboration opportunities due to the concentration of diverse businesses.

### Description:

A well appointed first office suite set within an attractive Grade II listed building in the heart of Exeter's central business district. The accommodation comprises of four offices arranged around a central corridor and ancillary storage.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
<b>Office 1</b>	36.38	392
<b>Office 2</b>	37.19	400
<b>Office 3</b>	16.17	174
<b>Office 4</b>	11.74	126
<b>Storage ancillary</b> /	13.25	143
<b>Hallway</b>	13.38	144
<b>Total</b>	128.11	1,379

### Service charge:

Included within the monthly rental payment.

### 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 (74)

### Planning:

The current use at the property is designated as being for offices. Any variation to this use would be subject to Landlords consent and approved Change of Use.

### Business rates:

Included within the monthly rental payment.

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

### Terms:

The premises are available by way of a sub-let of the existing 12 year lease with an expiry date of 24th March 2028.

### Legal fees:

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

### VAT:

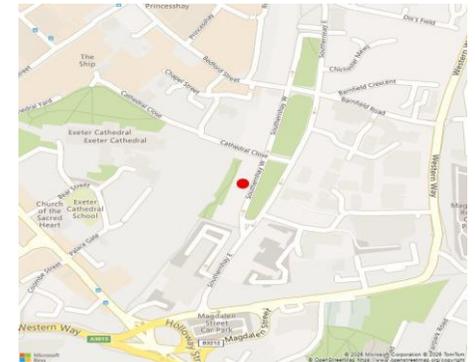
The property has been elected for VAT and therefore VAT will be charged on the rental payment.

### 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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