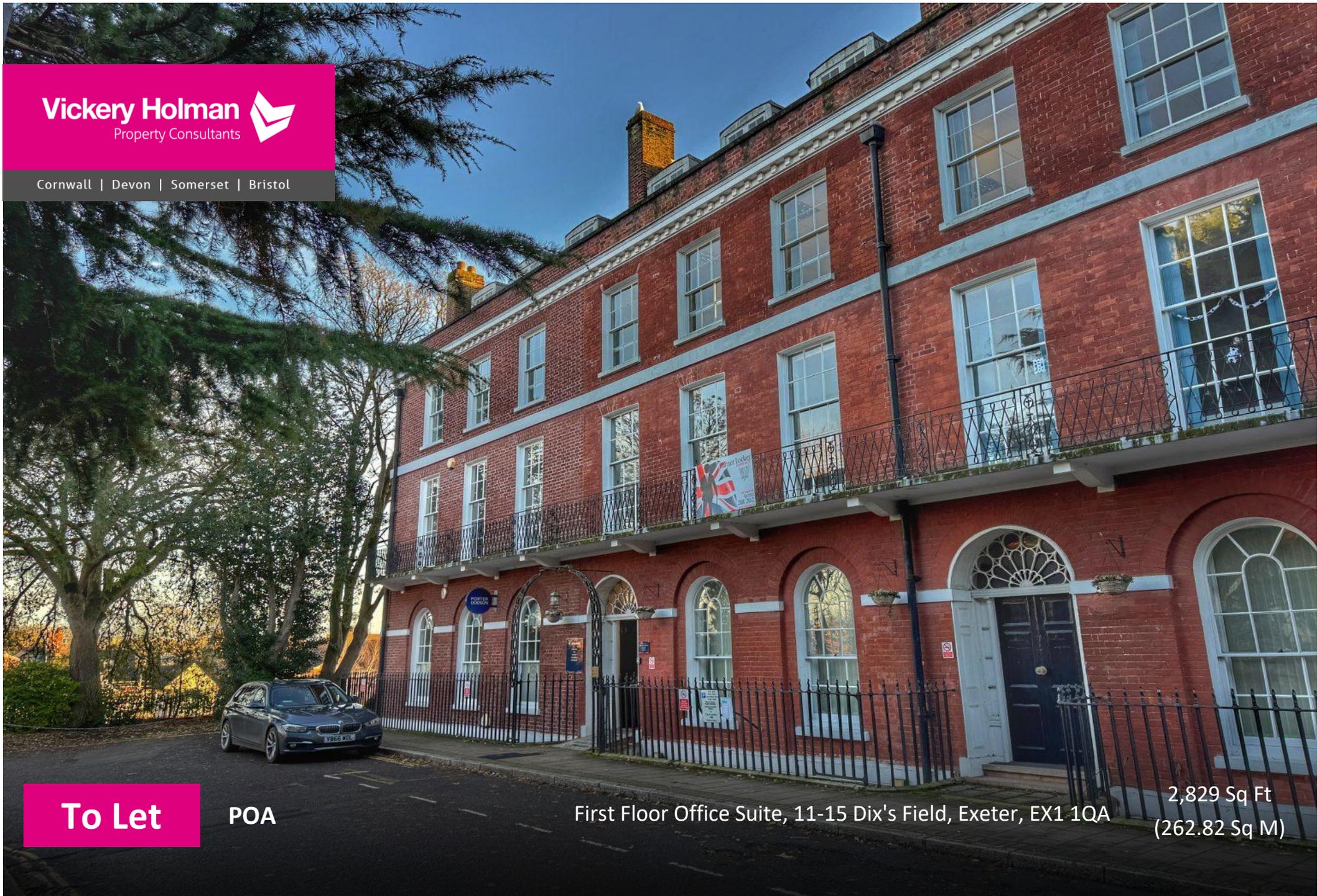


Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

POA

First Floor Office Suite, 11-15 Dix's Field, Exeter, EX1 1QA

2,829 Sq Ft
(262.82 Sq M)

Summary

- Located within Exeter's prime central business district
- Car parking available
- Approx 2,829 sq ft (262.82 sq m)
- Modern open plan space whilst retaining a number of period features
- First floor office suite
- Nearby occupiers include Savills, Porter Dodson and LSH
- Immediately available

Location:

11-15 Dix's Field is a prestigious office building in Southernhay, Exeter's prime central business district close to Princesshay and the busy High Street. A very short walk away are the main line railway station, bus and coach station. Despite its Georgian facade the property was constructed in the early 1980's and therefore benefits from modern open plan space whilst retaining a number of period features, with the added benefit of a passenger lift.

Description:

The Suite is accessed from the main ground floor lobby by lift or stairs. Whilst the space can be predominantly open plan it is currently partitioned to provide a reception area with open plan general office, private offices/meeting rooms and its own kitchen.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
Total	262.82	2,829

Service charge:

A service charge is payable for the running of this building, and each suite pays a proportion of the overall cost based on the floor area occupied. Items covered include: exterior maintenance and decoration, internal cleaning, decoration & maintenance of common areas, cleaning and requisites for the cloakroom/toilet facilities and health & safety compliance. Also included are the running costs of communal central heating & lifts. There is also a proportion of the buildings insurance charge.

Services:

We understand that mains electricity, gas, 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 (86)

Planning:

Planning permits any use within Class E which provides flexibility for the space to be used by many commercial businesses without needing further planning permission including office, retail, professional services, creche/nursery, gym, and indoor recreation.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £48,250, therefore making the approximate Rates Payable £20,844 per annum for 2026/27.

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

Terms:

The 1st floor is offered with a new lease of negotiable term on full repairing and insuring basis by way of a Service Charge, commencing rental upon application. Car parking spaces may be available in the adjacent car park on a separate Licence Agreement.

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

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