

Vickery Holman
Property Consultants



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To Let

POA

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

2,400 Sq Ft
(223 Sq M)

Summary

- Located within Exeter's prime central business district
- Car parking available
- Approx 2,400 sq ft (223 sq m)
- Modern open plan space whilst retaining a number of period features
- Second 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:

Situated on the second floor, this suite is accessed from the main Ground Floor lobby, by a lift or stairs. It is a light and spacious open plan suite overlooking Dix's field. The suite has a suspended ceiling and private kitchen/staff area. It offers very flexible accommodation, currently open plan with two offices/meeting rooms & a staff kitchen & breakout area. There is also a server room.

There are men's and ladies wc's located on the main landings of each floor of the building and a shower room on the ground floor.

Accommodation:

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

	sq m	sq ft
Total	223	2,400

Service charge:

The Service Charge for this building includes the exterior maintenance and decoration of the building, health and safety cleaning and decoration of the common areas, communally supplied gas central heating, maintenance cleaning and requisites for the cloakroom facilities and the running costs of lift. The Service Charge is estimated for the forthcoming year at approx. £6.58 per sq. ft.

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 (94)

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 £38,500, therefore making the approximate Rates Payable £16,632 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 suite is offered with a new lease on full repairing and insuring terms by way of a Service Charge at a 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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