

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**POA**

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

3,313 Sq Ft  
(307.78 Sq M)

## Summary

- Located within Exeter's prime central business district
- Car parking available
- Approx 3,313 sq ft (307.78 sq m)
- Modern open plan space whilst retaining a number of period features
- Third 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:

This space occupies the entire third Floor, it Suite is accessed from the main Ground Floor lobby by lift & stairs. It is a light spacious open plan suite with lovely far reaching views to the Haldon Hills. The Suite has a suspended ceiling and a staff/kitchen area. Men's & ladies toilets are on the main landings of the building.

## Accommodation:

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

	sq m	sq ft
<b>Total</b>	307.78	3,313

## 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. £6.72 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 (81)

## 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](http://www.voa.gov.uk)) we understand that the current Rateable Value is £55,250, therefore making the approximate Rates Payable £26,520 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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