



To Let

£18,000 pax

Ground Floor (RHS), Balliol House, Southernhay Gardens, Exeter,
Devon, EX1 1NP

1,215 Sq Ft
(112.90 Sq M)

Summary

- Approx 1,215 sq ft (112.90 sq m) mainly open plan office suite
- Located with the prestigious Southernhay Gardens
- Other occupiers within the building include Vickery Holman and the Family Law Company
- The wider Southernhay Gardens development include occupiers such a Arbuthnot Latham, Trowers & Hamlins and Browne Jacobson.
- Allocated space in basement car park (optional)
- Immediately available

Location:

Balliol House occupies an unrivalled location in Southernhay, Exeter's prime city centre office district. Southernhay Gardens is an established landscaped office campus where occupiers include Gravita, First2Protect Ltd, Reuters and Rathbones, as well as several of Exeter's largest legal firms.

Southernhay Gardens is within walking distance of Exeter Central Station, central bus station and car parks. The High Street, Princesshay Shopping District and Cathedral Green are all within 300 metres and offer a wide range of shops, cafés, restaurants and public open spaces, while there are restaurants, a deli and a wine bar in Southernhay itself.

Description:

The available suite is on the ground floor, accessed directly off the shared lobby and with windows to three elevations.

The suite is currently partitioned to form an open-plan office plus a large boardroom, one private office and a kitchen. All of the partitioning is demountable and can be moved/removed to suit occupier requirements. The suite has shared use of adjacent WCs.

The specification includes central heating, suspended ceilings with recessed lighting, intercom door entry, security alarm system and ample data and power sockets along the walls.

The suite has the option of one allocated parking space in the basement car park beneath the building.

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	112.90	1,215

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 (61)

Planning:

The amended use classes would mean this property could be used for E class uses.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £20,000, therefore making the approximate Rates Payable £8,640 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:

Offered by way of a new lease on contributory full repairing and insuring terms at an initial rent of £18,000 per annum exclusive, payable quarterly in advance. Lease duration and other terms to be by agreement.

Details of the optional parking space are available by request

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 rent and service charge payments.

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

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Charles Harris

Tel: **07809 199583**

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP