Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£26,000 pax

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

1,746 Sq Ft
(162.20 Sq M)

Summary

- 1st Floor Office Suite
- Approx 1,746 sq ft (162.20 sq m)
- Located within the prestigious Southernhay Gardens
- Parking available
- Other occupiers within the building include Vickery Holman, Kitson Boyce and the Family Law Company
- The wider Southernhay Gardens development include occupiers such as Arbuthnot Latham and Trowers & Hamlins
- 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 first floor, accessed via the shared stairwell and lift, with windows to three elevations.

The suite is currently partitioned to form an open-plan office plus a large boardroom, four further offices 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. There is air conditioning to the board room and also to the part of the offices where the comms cabinet is situated.

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	162.20	1,746

Service charge:

A service charge applies, and details are available on request.

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 £28,500, therefore making the approximate Rates Payable £12,312 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 £26,000 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:

Both parties to bear their own legal costs in the 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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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

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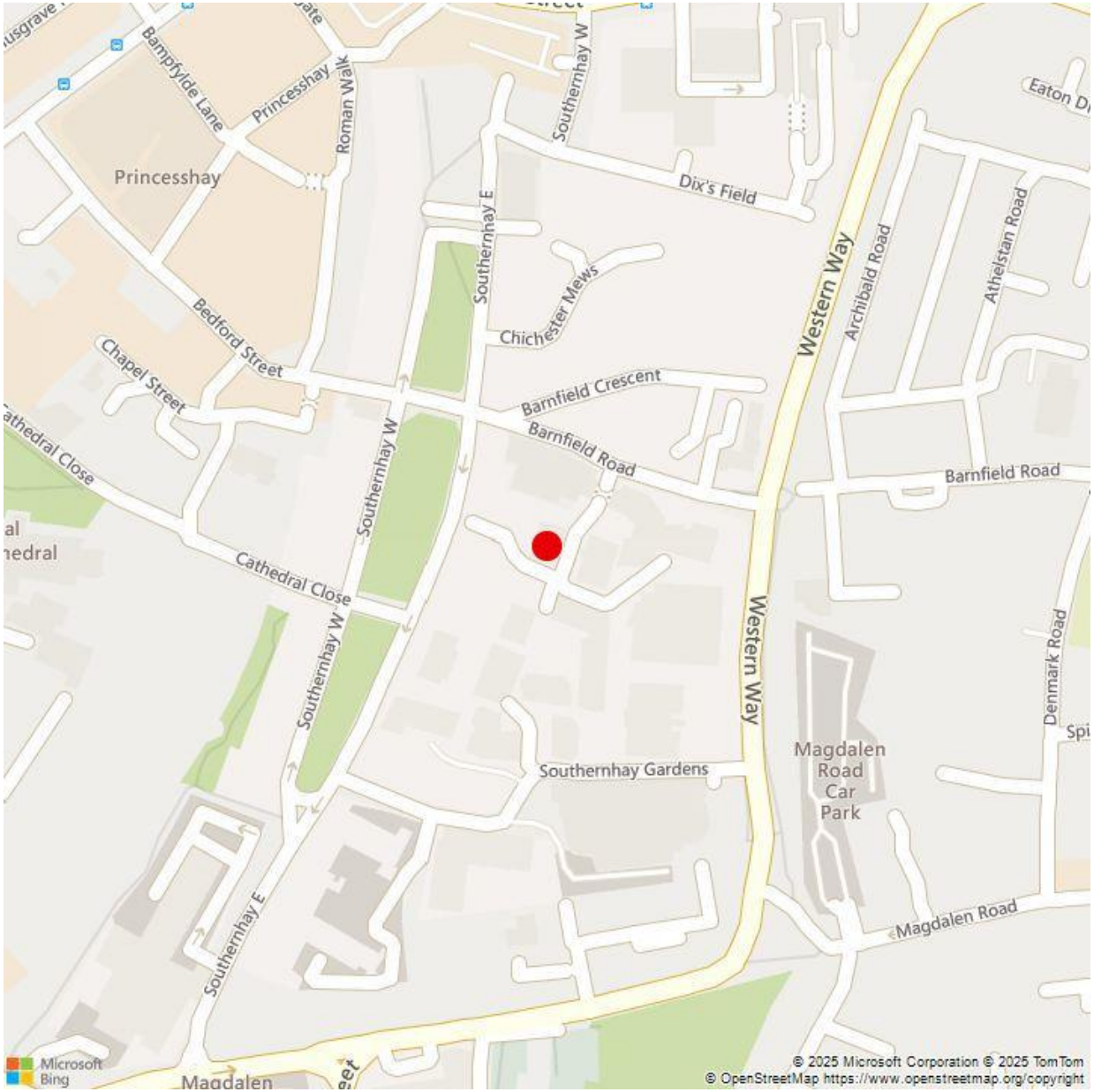

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