

To Let

Left hand suite: £21,000 pax
Right hand suite: £26,000 pax

1st Floor, Balliol House, Southernhay Gardens, Exeter, Devon, EX1 1NP
1,405 - 3,151 Sq Ft
(130.50 - 292.70 Sq M)



Summary

- Located within the prestigious Southernhay Gardens
- Available as a whole floor or individual suites
- Suites available 1,405 sq ft (130.50 sq m) and 1,746 sq ft (162.20 sq m)
- New lease available
- Other occupiers within the building include Vickery Holman and the Family Law Company
- The wider Southernhay Gardens development include occupiers such as Arbuthnot Latham, Trowers & Hamlins and Browne Jacobson
- Allocated space in basement car park (optional)

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 suites together comprise the whole of the first floor, accessed via the shared stairwell and lift, with windows to three elevations.

The suites will be refurbished by the landlord prior to the commencement of the lease. Each of the two suites have their own kitchen and they share WC's on the same floor.

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 suites have the option of car parking in the basement car park beneath the building, upon request.

The building has a shower for use of all tenants.

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
Left suite	hand	130.50	1,405
Right suite	hand	162.20	1,746
Total		292.70	3,151

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)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £23,000 (Left hand suite) and £28,500 (Right hand suite).

The prospective tenants should contact the Business Rates Department of Exeter City Council to establish any reliefs that apply which might reduce rates payable.

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

Terms:

The suites are offered by way of new leases on contributory full repairing and insuring terms.

Rent as follows:

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Alternatively the suites can be combined. Rent for the whole floor on application. Lease duration and other items 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

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