Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol



To Let

£21,000 pa ex

1st Floor Left Hand Side, Balliol House,
Southernhay Gardens, Exeter, Devon EX1 1NP

1,405 sq ft
(130.5 sq m)

Summary

- Located within the prestigious Southernhay Gardens
- Modern open plan office accommodation
- Approx. 1,405 sq ft (130.50 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
- Parking available by separate negotiation

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 first floor suite is accessed via the shared stairwell and lift, with windows to three elevations.

The suite benefits from its own kitchen and shared WC's on the first 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 suite has 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.

Left hand Suite	sq m	sq ft
Total	130.50	1,405

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 £23,000 (for the left 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 suite is offered by way of a new lease on contributory full repairing and insuring terms.

Left hand suite: £21,000 pa ex. 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

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,

Exeter, Devon, EX1 1NP

Vickery Holman Property Consultants

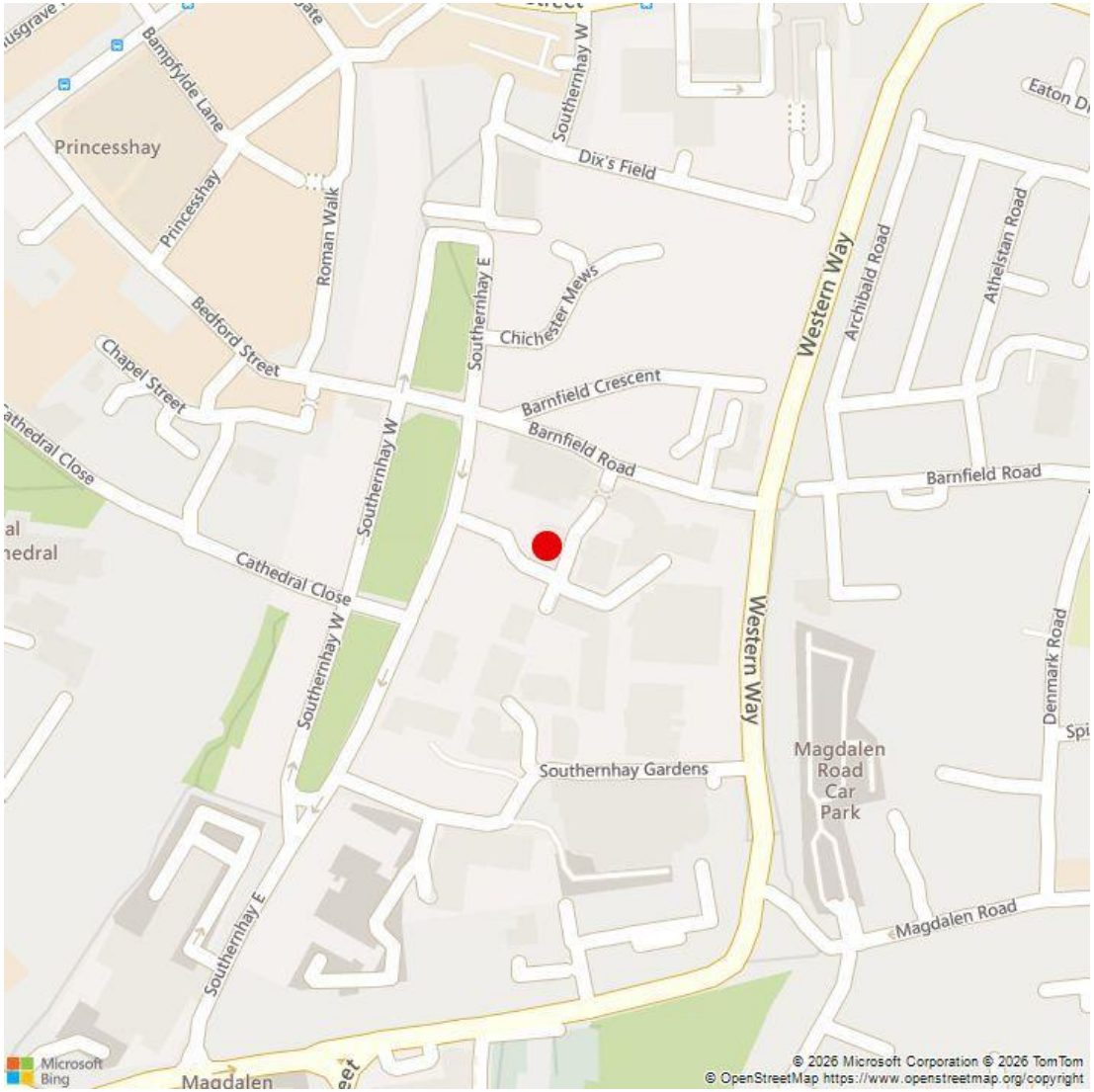
Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for 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

RICS Regulated by RICS







Vickery Holman Property Consultants

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

RICS Regulated by RICS