



19 Southernhay West, Exeter, Devon, EX1 1PJ

## To let

Viewing by prior appointment  
with Jonathan Ling /  
Vicky Bandyszewska

**(01392) 202203**

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Second floor, self-contained office suite

Approx: 694 sq ft / 64.5 sq m

100% small Business Rates relief

Prime office location close to other professionals and  
High Street shops and café/restaurants

Rent: £8,000 per annum exclusive

## Location

The building occupies a prominent position on Southernhay West in Exeter's prime office district. The Georgian terrace looks out across the mature gardens of Southernhay to the front and city wall and Exeter Cathedral to the rear. Southernhay occupiers including a number of professional firms such as solicitors, surveyors, financial advisors and accountants as well as most of the city's high-end estate agents.

It is situated adjacent to both the city centre's prime retail district and the Cathedral Green close to High Street shops, banks, restaurants and the Mercure Hotel, Premier Inn and Southernhay House Hotel.

The offices are also well positioned for access to one of the many large car parks within the vicinity of Southernhay and there is on street pay and display parking in front of the office.

## Description

19 Southernhay West is a mid terrace Georgian building with a communal ground floor entrance and staircase.

The available office is on the second floor and is laid out as three interconnected office rooms, one with tea point in the corner, and adjacent w/c facilities which are dedicated to the suite.

The two large office rooms have period fireplaces, and the arched rear window offers direct views of Exeter Cathedral.

## Accommodation

The office has an approximate net floor area of 694 sq ft / 64.5 sq m.

## Lease Terms

The property is offered by way of a new lease on contributory full repairing and insuring terms at an initial rent of **£8,000 per annum exclusive**, subject to a service charge for the upkeep and maintenance of the building.

The service charge is forecast to be approx. £1,800 p.a. for the year to March 2024.

## Rateable value

The rateable value which applies from April 2023 is £6,900, and the rates payable in the year 2023/24 are understood to be £3,443.10

100% Business Rates relief is available for qualifying tenants.

Please contact the local authority's Business Rates department for details.

## Energy Performance Certificate

The building is assessed in band E.

## VAT

VAT is not currently chargeable to the rent or service charge.

## Broadband/connectivity

A report on the broadband services available at this address, and the relative speeds they may offer, is available on request.

## Legal Costs

Both parties are to be responsible for their own legal costs incurred in the transaction.

## Rent Deposit

A rent deposit may be required from prospective tenants subject to status.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

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### Exeter Office

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