

TO LET

REFURBISHED GRADE A OFFICE SPACE

THE SENATE

SOUTHERNHAY GARDENS, EXETER, DEVON, EX11UG



CBRE

 **HECTOR PEARCE**

EXCEPTIONAL OPPORTUNITY

to occupy high-quality office accommodation in one of Exeter's most prestigious and well-connected business locations.



Prominent position
within Southernhay
Gardens



City connectivity
walking distance of
extensive amenities



7,379 sq ft
In total available
within two suites



Excellent transport
connections are readily
accessible



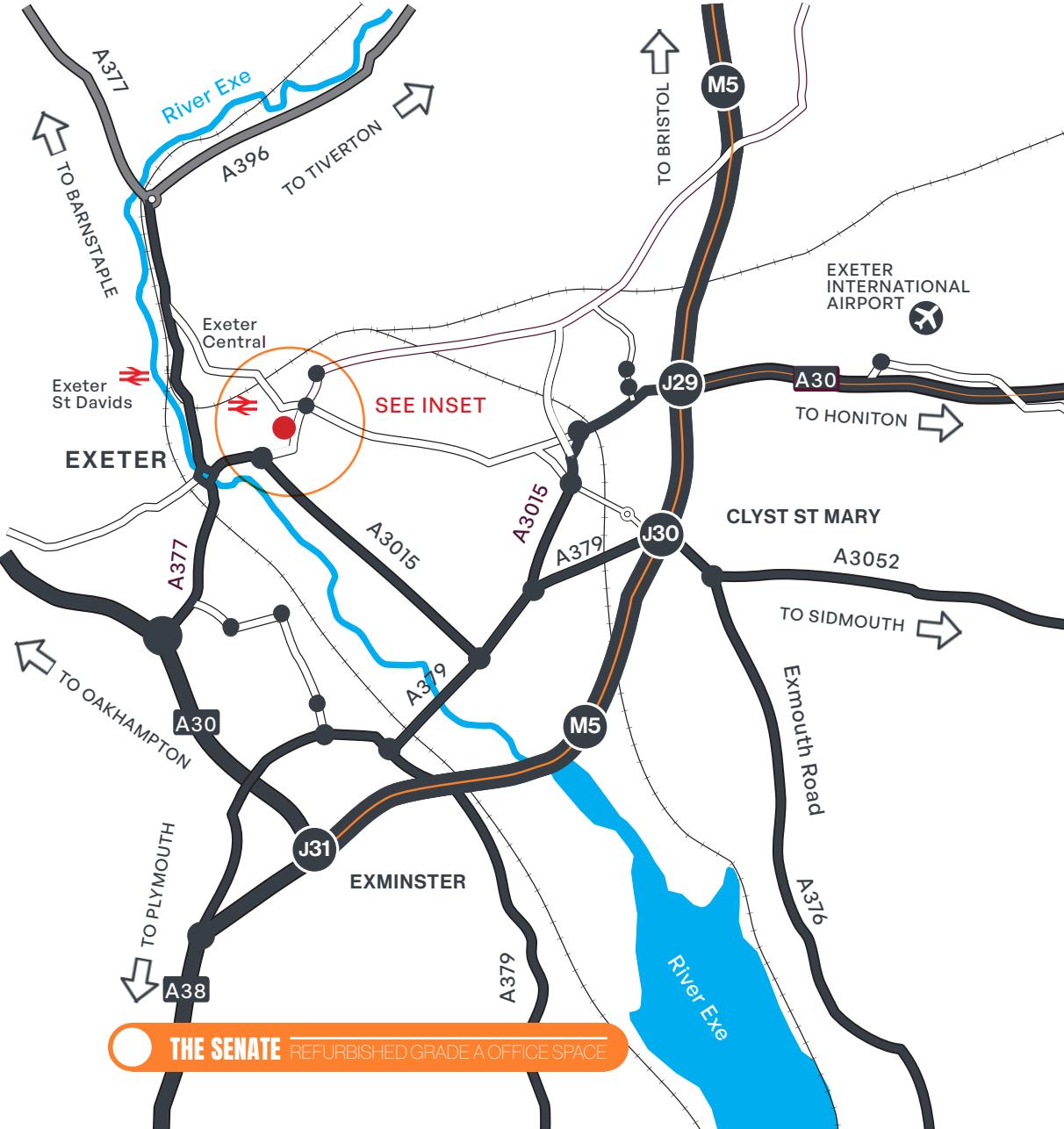
Dedicated parking
is available on site



Quality local hotels
convenient for clients
and staff alike

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EXETER



The property benefits from an exceptional city-centre location, within easy walking distance of Exeter's extensive retail, leisure and hospitality amenities

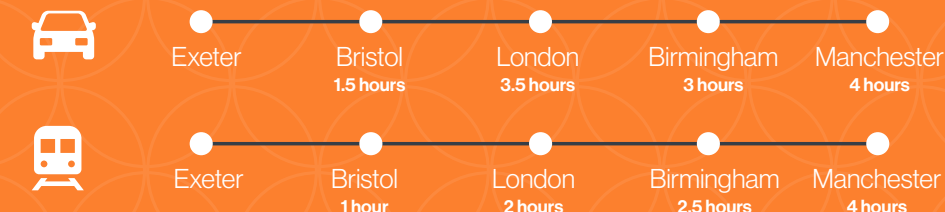


PROPERTY LOCATION

The Senate occupies a prominent position within Southernhay Gardens, Exeter's established prime office district, with direct frontage onto Western Way and the inner ring road.

The property benefits from an exceptional city-centre location, within easy walking distance of Exeter's extensive retail, leisure and hospitality amenities. Princesshay and Guildhall Shopping Centres are both close by, alongside a wide selection of cafés, bars, restaurants and independent retailers. Excellent transport connections are also readily accessible. Exeter's main bus station is a short walk away, while Exeter St David's railway station provides regular direct services to Bristol, London and other major destinations.

The surrounding area is well served by a range of high-quality hotels, including Premier Inn, Mercure, Hotel du Vin and Southernhay House Hotel, making the location particularly convenient for visiting clients and staff. A local deli is situated immediately adjacent to the building, providing a convenient amenity for occupiers, while the wider Southernhay area offers an attractive mix of green spaces, restaurants and professional services.





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PROPERTY DESCRIPTION

The Senate is a prominent Grade A office building arranged over ground and four upper floors, centred around an impressive full-height central atrium which creates a distinctive and welcoming environment for occupiers and visitors alike.

The building provides high-quality, contemporary office accommodation with an excellent range of occupier amenities, together with secure basement car parking and cycle facilities.

The available accommodation comprises approximately 7,379 sq ft (685.5 sq m) of office space, offering an excellent opportunity for firms seeking a substantial, high-quality office presence in one of Exeter's most established commercial locations.



SPECIFICATION

The available accommodation benefits from an attractive Grade A specification, including:



Air conditioning



Raised access floors



Suspended ceilings



Recessed lighting



Double-glazed windows



Manned reception



Full-height central atrium



Male and female WCs on each floor



Basement cycle parking



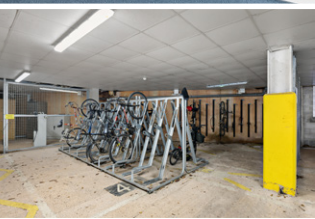
On-site car parking spaces



Passenger lifts



EPC Rating B





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PROPERTY ACCOMMODATION

Measured on a Net Internal Area basis:

Floor	Use	Area Sq M	Area Sq ft
SUITE 1	Office	265.2	2,855
SUITE 2	Office	420.3	4,524
TOTAL	Office	685.5	7,379

Energy Performance Certificate rating **B**

PROPERTY SUMMARY

TERMS

The property is available to let as a whole on an effectively Full Repairing and Insuring basis, by way of a service charge, for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The property has achieved an EPC rating of B (50).

BUSINESS RATES

Further information is available from the joint agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation requires estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the vendor's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction

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FURTHER INFORMATION



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