

TO LET - MODERN OFFICE SUITES

Exeter

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PROPERTY CONSULTANTS



MODERN CITY CENTRE OFFICES TO LET

1st, 2nd, 3rd & 4th Floors
Queens House
Little Queen Street
Exeter
EX4 3LJ

1,743 - 11,678 sq ft
(162 - 1,085 sq m)
net approx

- Highly convenient, City Centre location
- Available as a whole or in part
- Flexible terms available
- Suitable for alternative uses within Use Class E (incl. offices, medical centres, gym etc)

1st, 2nd, 3rd & 4th Floors, Queens House, Little Queen Street, Exeter, EX4 3LJ

Location

Queens House is prominently located on the corner of Queen Street and Little Queen Street, with secondary frontage to Gandy Street. The Property benefits from being located directly opposite the Queen Street Dining complex, providing a range of restaurants, in addition to being close to the High Street, Princesshay Shopping Centre and the Harlequins multi-storey car park. The Royal Albert Memorial Museum, the Phoenix Art Centre and Exeter Central Railway Station are all within 100-200m of the Property.

The Property is ideally located for those companies requiring ease of staff and customer access provided via buses, trains and car parks in very close proximity. Exeter Central Train Station is approximately 200m away along Queen Street. Public car parking is available in Southernhay, the Guildhall and Harlequins car parks as well as Central Station car park, all nearby.

The subject location has the additional benefit of all the local city centre amenities being on the doorstep, with major retailers, banks, cafes and restaurants all being



within very close proximity, including the famous Exeter Cathedral Green and surrounding restaurants, situated a very short walk across the High Street to the south.

Description

The Property provides up to four floors of modern office accommodation, set with a beautiful period building. The upper floor offices are accessed from Little Queen Street via a central staircase or an 8 person lift from the ground floor entrance lobby. Communal WC's and shower facilities are provided off the central stairwells.

The offices are largely open plan in configuration and will be provided in newly refurbished condition. Features of the offices include:

- Suspended ceilings with recessed lighting.
- Gas fired central heating.
- Perimeter trunking providing power & data sockets.
- Carpeted floors.
- Kitchenettes.
- Glazed meeting rooms.
- Male & female WC's off the central stairwell.
- Lift access to all floors.

Accommodation

Area	Sq ft	Sq m
1st Floor	3,229	300
2nd Floor	3,443	319.8
3rd Floor	3,263	303.2
4th Floor	1,743	162
TOTAL	11,678	1,085

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Terms

The upper floors of the Property are available as a whole or in part.

New leases are available on effective full repairing and insuring terms via the payment of a service charge, for a term of years to be agreed.

Quoting rent

£12.00 psf.

Service Charge

A service charge is payable and details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

The energy performance certificate rating is C (74). The full certificate and recommendations can be provided on request.

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Business Rates

The current Rateable Values of the individual suites are below:

1st Floor: £33,500
2nd Floor: £33,000
3rd Floor: £32,500
4th Floor: £18,750

The above Rateable Values are more than the amount you will pay. Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable, as a change in occupation may trigger an adjustment of the ratings assessment. <https://exeter.gov.uk/business/business-rates>

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

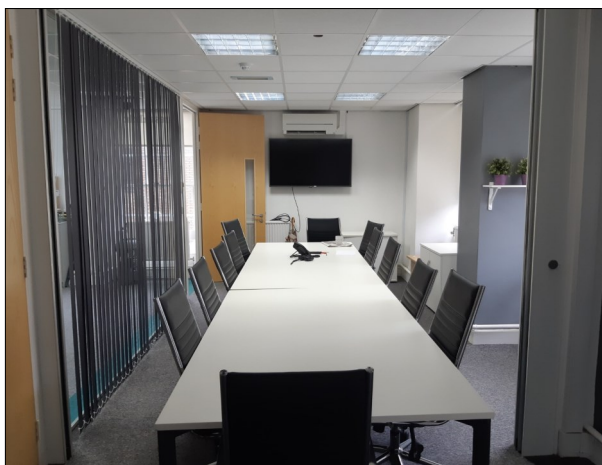
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.



Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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