

stratton
creber
commercial

property consultants



2 Southernhay West, Exeter, Devon, EX1 1JG

To let

Viewing by prior appointment with
Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

Ground floor office (2 interconnected rooms)

Prime office location

Approx: 530 sq ft / 53.1 sq m

100% small business rates relief

To let: £9,000 per annum

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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 the Roman city wall and Exeter Cathedral to the rear.

Southernhay occupiers including a number of professional firms as well as medical and therapy uses. 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 Southgate 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

2 Southernhay West is a mid-terrace Georgian building with offices on five floors. The available office suite is on the ground floor, and comprises a room to the front and a smaller rear room. Toilet and kitchen facilities are on the first floor.

Accommodation

The office has an approximate Net Internal Floor area of:

530 sq ft / 53.1 sq m

Lease Terms

The office is available by way of a new lease on a contributory full repairing and insuring basis subject to a service charge for the upkeep and maintenance of the building.

The initial rent is **£9,000 per annum**.

A service charge applies in respect of Landlord's obligations in maintaining the common areas and external fabric of the building, details on request.

Rent deposit

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

Business Rates

Rateable Value (April 2026): £10,000

Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

VAT

All figures within these terms of exclusive of VAT at the prevailing rate where applicable.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury
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