



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: mark@turner-locker.co.uk
web: www.turner-locker.co.uk

EXETER

**18 SOUTHERNHAY WEST
EX1 1PJ**



**2nd Floor Office Suite TO LET
IN
Period Office Building
Second Floor 66.9 sq m (719 sq ft) Approx.**

LOCATION & DESCRIPTION

No 18 forms part of a terrace of Georgian buildings at Southernhay West. It is a prestigious location in the centre of Exeter's business district and provides a pleasant working environment with period buildings overlooking communal greens.

The Princesshay Shopping Centre, High Street, and Cathedral Green are close-by. There is metered 'on street' parking outside the building, which is close to both public transport and city centre car parks.

The building has central heating and period features.

The accommodation comprises: (measurements are approximate)

Security entrance system and communal hallway.

Stairs up to:

2nd FLOOR

Office 1: 10.2 sq m. Front aspect.

Office 2: 32.6 sq m. Front aspect.

Office 3: 24.1 sq m. Rear aspect.

Total 66.9 sq m (719 sq ft) Approx.

Toilet with wash basin (shared)

£9,160 pa excl of s/c

TERMS

A new lease of negotiable term is offered. Available from July 2024

BUSINESS RATES

Estimate from the VOA: -

2nd Floor RV: £7,200 approx.

VIEWING – PLEASE CONTACT:

Turner Locker & Co

Tel: 01392 201 202

<http://www.turner-locker.co.uk>

SUBJECT TO CONTRACT

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