



2nd & 3rd floors, 22 Southernhay West,  
Exeter, EX1 1PR

To let

Viewing by prior appointment  
with Orla Kislingbury

(01392) 202203

[orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)

Two-floor suite in popular city centre location

Own kitchen and WCs

100% Business Rates Relief for qualifying tenants

Available September 2025

To let: £10,200 p.a, exclusive

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## 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

22 Southernhay West is a mid-terrace Georgian building with offices on five floors. The available suite comprises the upper parts of the building, and has its own front door on the first floor landing. It is laid out as two offices, a kitchenette and two WCs on the second floor, and three offices on the third floor.

The suite will be offered on completion of works including redecoration, new LED lighting and renewal of kitchen units.

## Accommodation

The Net Internal floor area of the suite is 910 sq.ft / 84.56 sq.m

## Lease Terms

This property is available by way of a new effective full repairing and insuring lease at an annual rent of **£10,200 per annum**.

The suite also pays a share of the building's service charge; budget figures on request.

## Deposit and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

To be reassessed.

## Business Rates

The Business Rates for the year April 2025 - March 2026 are as follows:

Rateable Value: £7,000  
Rates Payable: £3,493

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

## VAT

VAT is not chargeable on the rent or service charges.

## Legal Costs

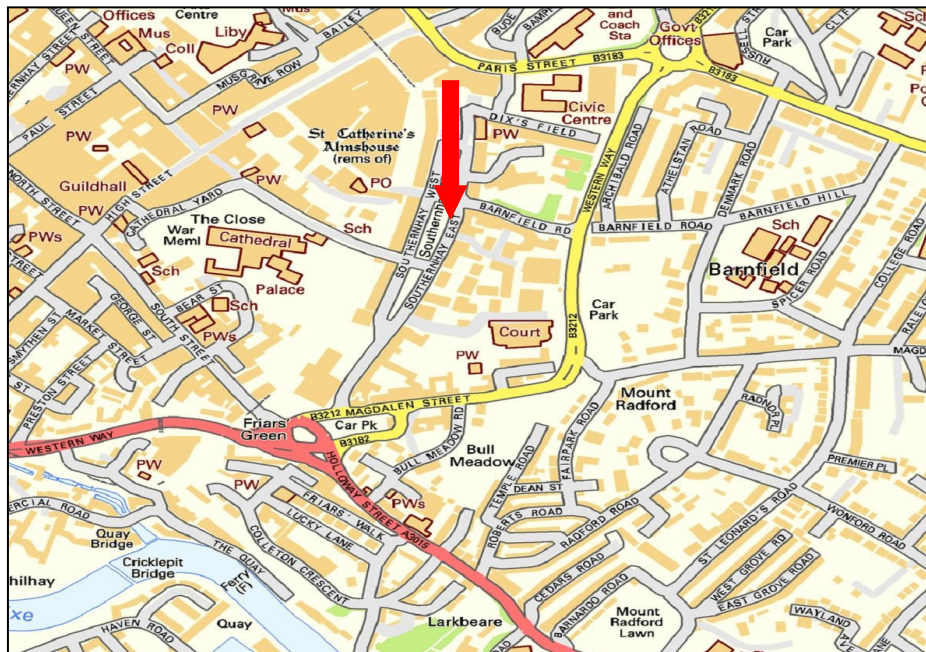
Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury  
Tel: (01392) 202203  
Email: [orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)



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