



stratton  
creber  
commercial

property consultants

# To let

Lower Ground Floor, 17 Southernhay West,  
Exeter, Devon, EX1 1PJ

Viewing by prior appointment  
with Orla Kislingbury

**(01392) 202203**

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

Lower ground floor office suite

Approx: 581 sq ft (53.97 sq m)

Parking available by separate negotiation.

100% Business rates relief for qualifying tenants

To let: £6,500 per annum

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

## Location

17 Southernhay West occupies a prominent location on Southernhay West in Exeter's prime office district. The Georgian terrace looks out across the mature gardens of Southernhay to the front and Exeter Cathedral to the rear. Southernhay has a diverse range of occupiers including solicitors, estate agents, cosmetic practitioners, marketing and design companies.

The property is situated close to Princesshay and the High Street home to many independent and national retailers, restaurants, cafes and hotels.

The offices have short stay on street parking in front of the property and is close to the many city centre car parks, central bus station, and central train station.

## Description

The suite has two recently decorated, independently accessed offices. The office to the front has a large store cupboard and feature fireplace, the rear has a shower room and store cupboards, both offices benefit from large windows providing plenty of natural light.

Parking in the rear car park is available by separate negotiation.

## Accommodation

The approximate floor area is:

Description	Sq.ft	Sq.m
Rear Office	250	23.25
Front Office	239	22.22
Store adjoining front office	66	6.09
Store	26	2.41
Cupboard under the stairs and Basement (unmeasured)	-	-
<b>Total:</b>	<b>581</b>	<b>53.97</b>

## Lease Terms

The property is available by way of a new contributory full repairing and insuring lease at an initial rent of **£6,500**. Lease term to be agreed.

A service charge applies in respect of the landlords costs of maintaining and insuring the building.

Further details on request.

## Energy Performance Certificate (EPC)

An EPC details are available on request.

## Business Rates

Rateable value: £4,550

Rates payable: £1,944

100% business rates relief is applicable for qualifying tenants.

## Deposit

A deposit may be required subject to tenant status.

## VAT

VAT is not chargeable on rent or service charges.

## Legal Costs

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

## Viewing & Further information

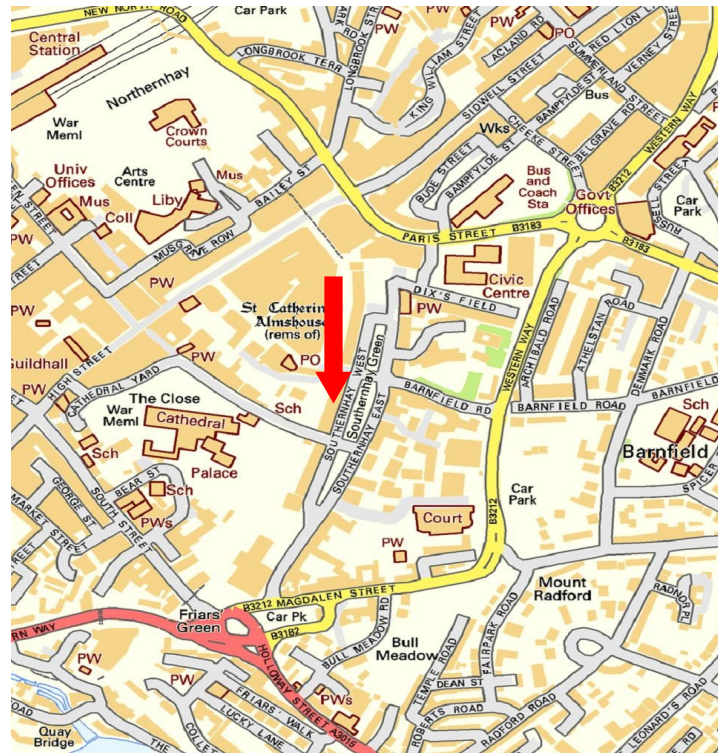
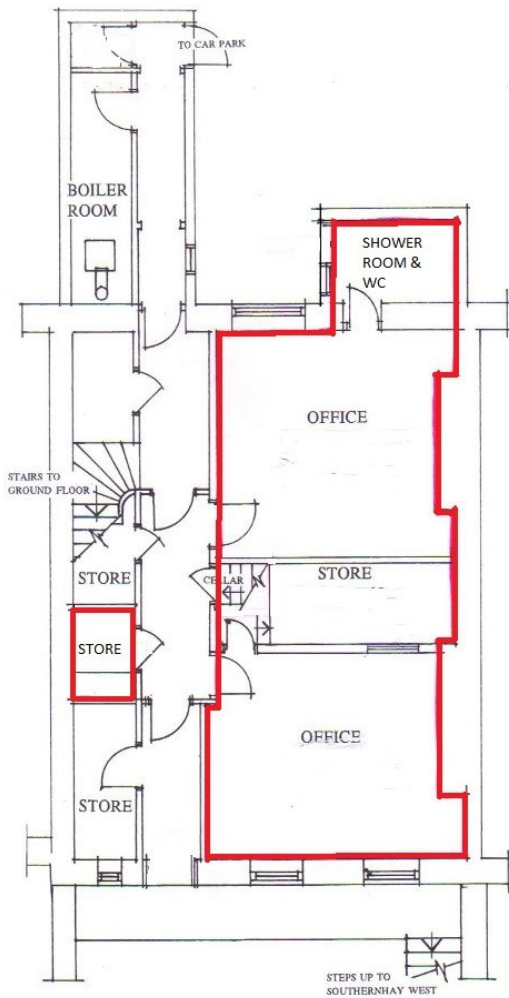
Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury

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