

alder king

PROPERTY CONSULTANTS

TO LET

33-35 Southernhay East

Exeter, EX1 1NX

5 storey Georgian office building – 7,055 sq. ft net approx. Available to let as a whole or in part

Location

The property is well situated within Southernhay East, which sits at the heart of Exeter's Central Business District and a short distance from the Princesshay and Guildhall Shopping Centres.

The property is also just a few minutes away from Exeter's new Bus Station, and a 10-minute walk to Exeter Central Train Station.

Nearby occupiers include Expedite, Skin Southwest, The Southernhay Hotel, Rendez-Vous Wine Bar and Restaurant, as well as many others.

M5



5 miles southeast

Bus Stop



4-minute walk

**Railway
station**



10-minute walk



Accommodation

Description

The property comprises a prominent, grade II listed Georgian building, set across five floors.

Internally, the building benefits from office configuration across all five floors, accessible via a central staircase. A lift is also provided and can be used to access the lower ground floor, up to the 2nd floor.

The property is scheduled to undergo refurbishment works, including full repainting of the front and rear of the building, and new doors on the lower ground floor. A new bike store will also be installed.

Parking

The accommodation does not have demised parking, however the Princesshay underground car park is just across the street.

Services

We are advised that all main services are connected to the premises. We 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.

Area	Sq. ft	Sq. m
Lower Ground	1,599	148.62
Ground Floor	1,747	162.3
Part 1 st Floor	469	43.62
2 nd Floor	1,849	171.81
3 rd Floor	1,391	129.25
TOTAL	7,055	655.43

Fully accessible
raised floors



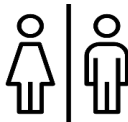
Open plan
layout



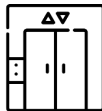
Kitchenette



WC facilities



Passenger lift



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or <https://exeter.gov.uk/planning-services/>

Business Rates

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.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is 59C and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let as a whole, or in part from £10 per sq. ft, per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

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 the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.



Plans

