



To let

Gandy Street Chambers, Gandy Street, Exeter, Devon, EX4 3LS

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

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Established business centre in period building in city centre

Room of 239 sq.ft (11.1 sq.m) available

Flexible/short-term leases offered

To let: from £4,000 p.a. exclusive

Location

The property is situated in central position within the heart of the popular area of Gandy Street close to the High Street, Princesshay, The Guildhall and Harlequin Shopping Centres. The Royal Albert Memorial Museum, the Phoenix Art Centre and the Central Railway Station are all within easy walking distance.

Gandy Street is a popular boutique retail and entertainment location, with occupiers as well as office users and therapy and beauty businesses. The business centre is located above Hatts Wine Bar.

Description / Accommodation

Gandy Street Chambers is a small business centre, where occupiers currently include office and medical businesses (although all commercial uses will be considered).

The room which is currently available is:

Room 10 - 239 sq.ft (22.2 sq.m) room suitable for around 3 desks. Natural light via large roof light, wall-mounted air conditioning unit (heating and cooling), carpeted floor, intercom door entry system, power and data points.

All rooms have shared use of communal WCs and kitchen, and there is space available in a shared store room.

Lease Terms

Rooms are offered by way of the business centre's standard Tenancy Agreement, which is for a minimum term of 6 months (extendable by mutual agreement on a rolling monthly basis). The rent is £4,000 per annum exclusive, plus a payment for electricity, business rates and cleaning of common parts which is £1,200 in the current year.

VAT

VAT is applicable to the rental figures quoted above.

Legal Costs

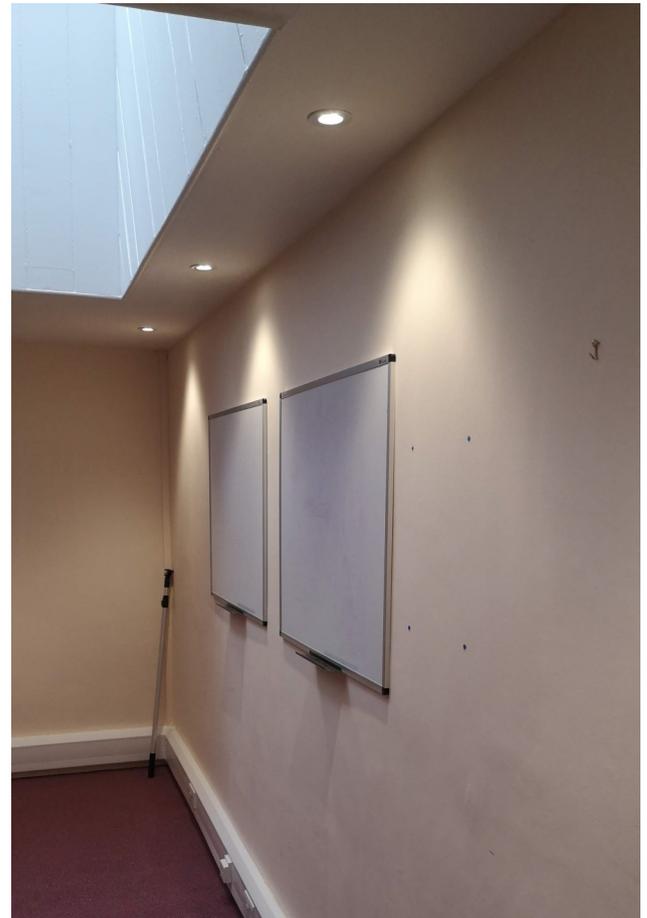
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

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