



# To let

## Ground floor suite, Balliol House, Southernhay Gardens, Exeter, Devon, EX1 1NP

Viewing by prior appointment  
with Jonathan Ling /  
Vicky Bandyszewska

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Modern office suite in prime city centre location

1,215 sq.ft (112.9 sq.m), mainly open-plan

Allocated space in basement car park (optional)

New lease available

To let: £19,500 p.a.

## Location

Balliol House occupies an unrivalled location in Southernhay, Exeter's prime city centre office district. Southernhay Gardens is an established landscaped office campus where occupiers include Investec, Reuters, Rathbones, JLL and WSP, as well as several of Exeter's largest legal firms.

Southernhay Gardens is within walking distance of Exeter Central Station, central bus station and car parks. The High Street, Princesshay Shopping District and Cathedral Green are all within 300 metres and offer a wide range of shops, cafés, restaurants and public open spaces, while there are restaurants, a deli and a wine bar in Southernhay itself.

## Description

The available suite is on the ground floor, accessed directly off the shared lobby and with windows to three elevations.

The suite comprises an open-plan office, laid out with 16 desks by the previous occupier, plus a large boardroom, one private office and a kitchen. The suite has shared use of adjacent WCs.

The specification includes air conditioning via recessed ceiling units, central heating, suspended ceilings with recessed cat-2 lighting (plus recessed spot lighting in the boardroom), intercom door entry and ample data and power sockets along the walls.

The suite has the option of one allocated parking space in the basement car park beneath the building.

## Accommodation

The suite has an approximate IPMS3 area of 1,215 sq.ft (112.9 sq.m).

## Lease Terms

Offered by way of a new lease on contributory full repairing and insuring terms at an initial rent of £19,500 per annum exclusive, payable quarterly in advance. Lease duration and other terms to be by agreement.

Details of the optional parking space are available by request.

## Business Rates

The suite (including one parking space) has a rateable value of £12,750.

The business rates payable for the year April 2021 / March 2022 is £6,362.25.

Small business rates relief is available to qualifying tenants in respect of the suite and will be eligible for 75% Business Rate Relief.

## Service Charge & Buildings Insurance

A service charge applies, and details are available on request.

## VAT

VAT is applicable to the rental and service charge figures quoted above.

## Broadband/connectivity

A report detailing the broadband services available to this property, and the relative speeds they may offer, is available on request.

## Energy Performance Certificate

The building is assessed in band C.

## 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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