



FOR SALE

PRIME OFFICE BLOCK

33 Gouthernhay

-35



East

EXETER, DEVON EX1 1NX

8,591 FT² (798M²)



stratton
creber
commercial

PROPERTY SUMMARY

The property occupies a prominent position within Southernhay, Exeter's original office quarter. Southernhay is bordered with listed Georgian townhouses and attractive landscaping, with the addition of more recent purpose-built office accommodation. Latest developments include the refurbishment of Broadwalk House and Dean Clarke House. A number of office buildings have now been converted to residential use.

The property comprises part of a terrace of three Grade II listed buildings fronting Southernhay East, with 35 being the end terrace. The accommodation totals 8,591 sq ft (797.8 sq m) and is arranged over basement and four upper floors.

PLANNING

All parts of the property are understood to have most recently been in office use. For confirmation of the permitted uses, please contact Exeter City Council's Planning Department. The building is Grade II and located in the 'Southernhay and The Friars' Conservation Area.

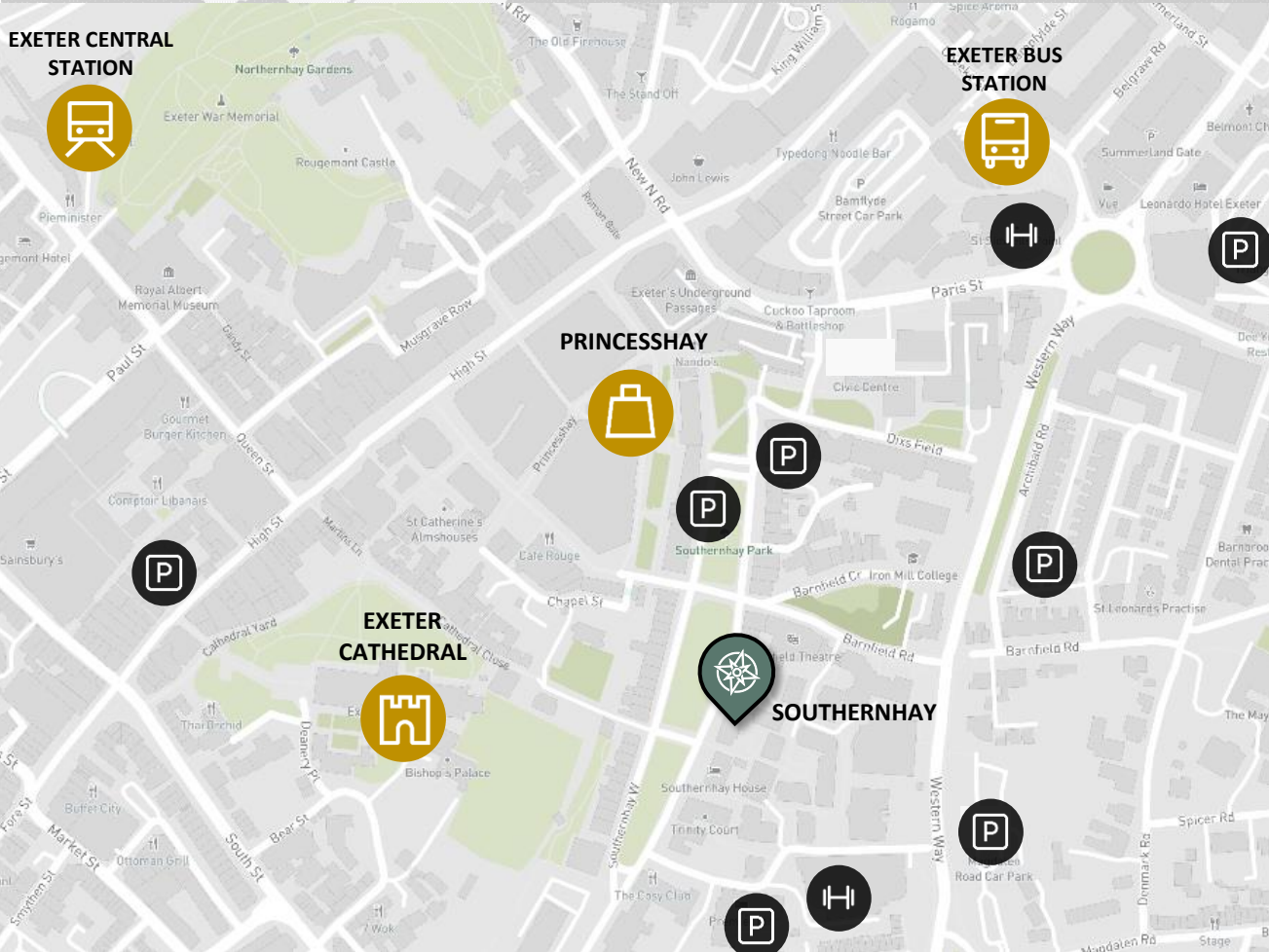
TENANCIES

There are currently two tenants in the building but vacant possession is available to the purchaser by late 2023 if desired; please ask for details.



UNIT	FT ²	M ²
Lower Ground	1,595	148.1
Ground floor	1,796	166.8
First Floor	1,890	175.5
Second Floor	1,852	172.0
Third Floor	1,458	135.4
Total	8,591	797.8

*Net Internal Areas stated.



LOCATION

Rail and bus services are well provided within walking distance. There is metered on street parking outside the building and several nearby city centre car parks. Southernhay also has Co Bike and Co Car hubs providing on demand electric car and bike hire.

The High Street, Princesshay Shopping Center and the Cathedral Green are all within 300 meters and offer a wide range of shops, cafés, restaurants and public open spaces.

Nearby occupiers include Investec, Arbuthnot Latham, Rathbones, Trowers and Hamlins and Handelsbanken, as well as several of Exeter’s largest legal firms.

	DESTINATION	MILES
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M5

3.5

A30

2.5



Exeter Central Railway station

0.5



High Street

0.3

33 - 35 SOUTHERNHAY EAST, EXETER EX1 1NX

TERMS

This property is available freehold with the option of vacant possession at a guide price of £1.25 million.

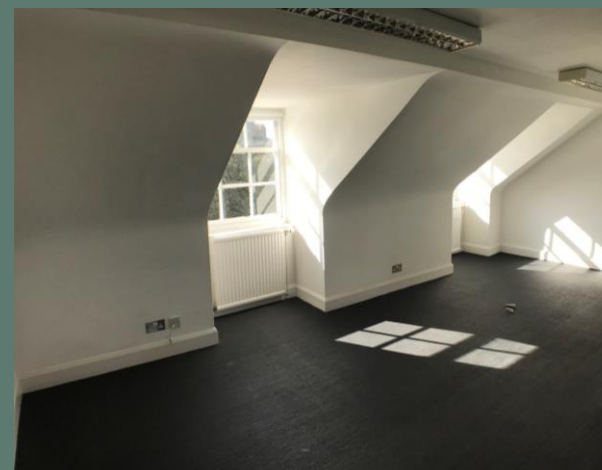
RATEABLE VALUE

The various units at the property are separately assessed for business rates. For details please contact Exeter City Council's Business Rates Department

REFERENCES

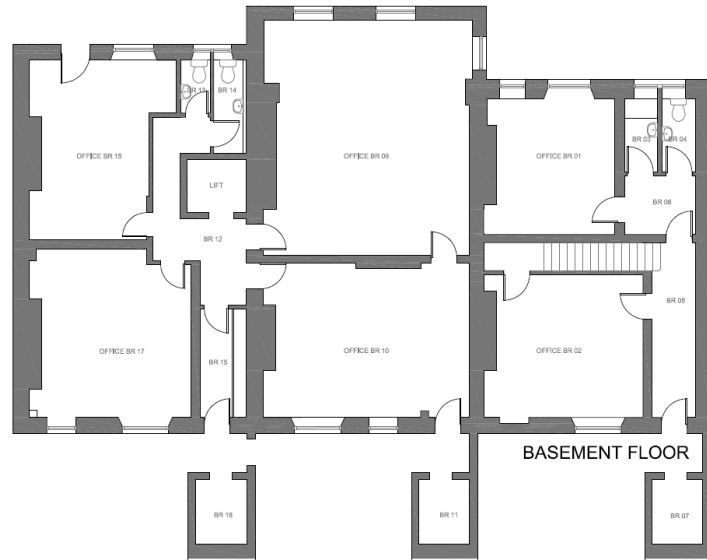
Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

Each party is responsible for their own legal costs.

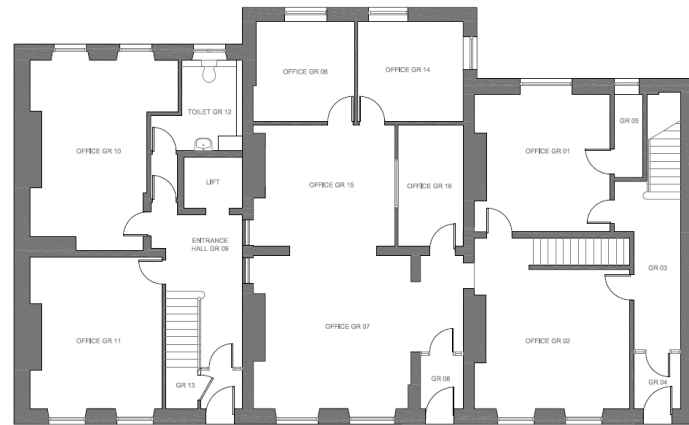




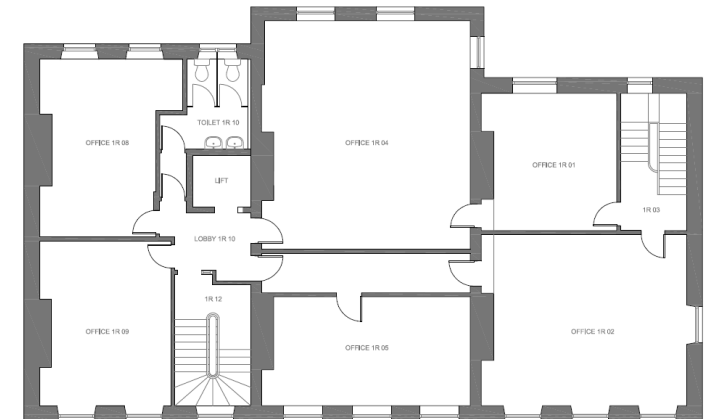
PLANS



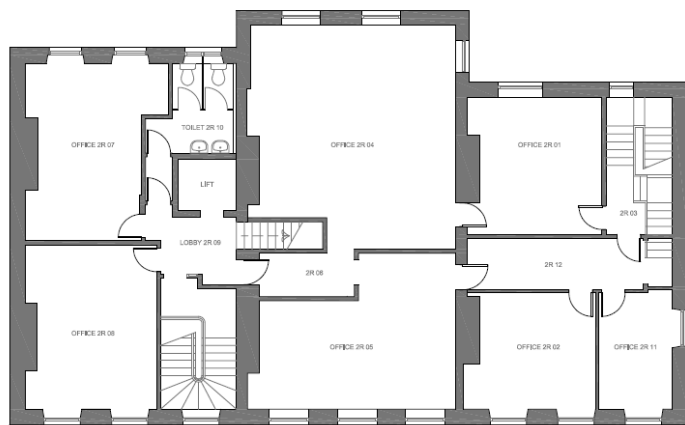
BASEMENT FLOOR



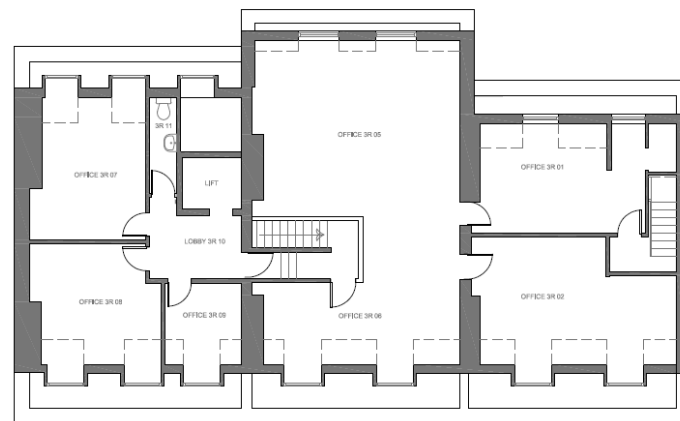
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

VAT

VAT will be charged at the prevailing rate.

FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION, PLEASE CONTACT THE JOINT AGENTS:



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EPC

Whole building: C:59

