



BALLIOL HOUSE

SOUTHERNHAY GARDENS

EXETER, DEVON EX1 1NP

1,406ft² (130m²)

PRIME OFFICE SUITE

TO LET

stratton creber commercial
TO LET
GROUND FLOOR OFFICE
1,215 SQ.FT (112.9 SQ.M)
WITH OPTIONAL PARKING
Contact: Jonathan Ling
(01392) 202203
strattoncrebercommercial.co.uk

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Balliol House
Southernhay Gardens

Heritage Lottery Fund	3rd
Family Law	2nd
Biggles Traynor	1st
mace	1st
Vickery Holman	1st
The Learning Clinic	1st



Property Summary

Part first floor unit available in this detached office building in the centre of Exeter.

Accessed via the shared stairwell and lift, with windows to three elevations.

The Suite comprises an open-plan office, plus a large boardroom, one private office and a kitchen. The suites with shared use of adjacent WCs.

- ▶ Intercom door entry
- ▶ Suspended ceilings
- ▶ Air conditioning
- ▶ Ample data and power sockets along the walls
- ▶ Recessed spot lighting in boardroom
- ▶ Cat -2 lighting
- ▶ Kitchenette
- ▶ WC facilities

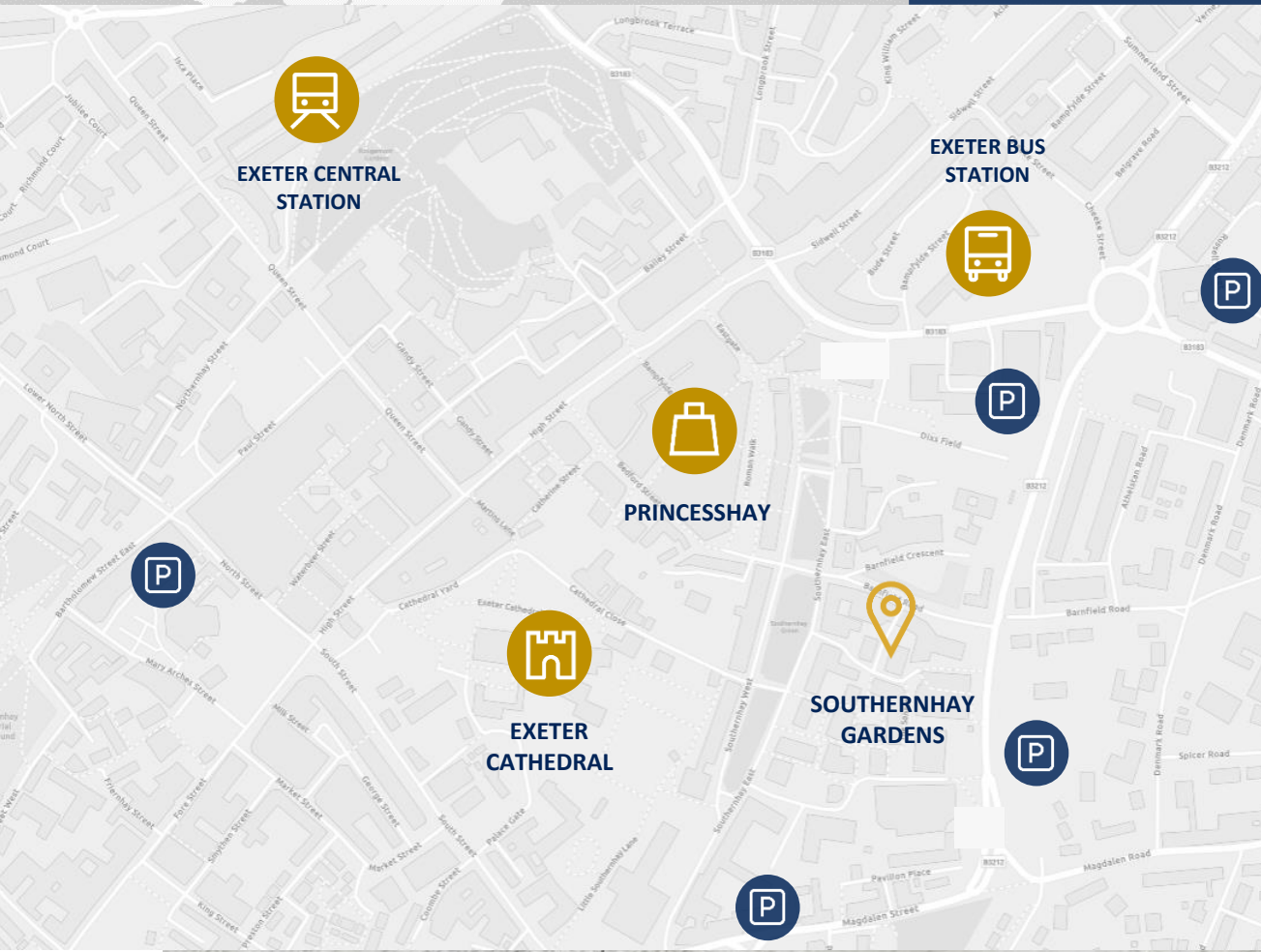
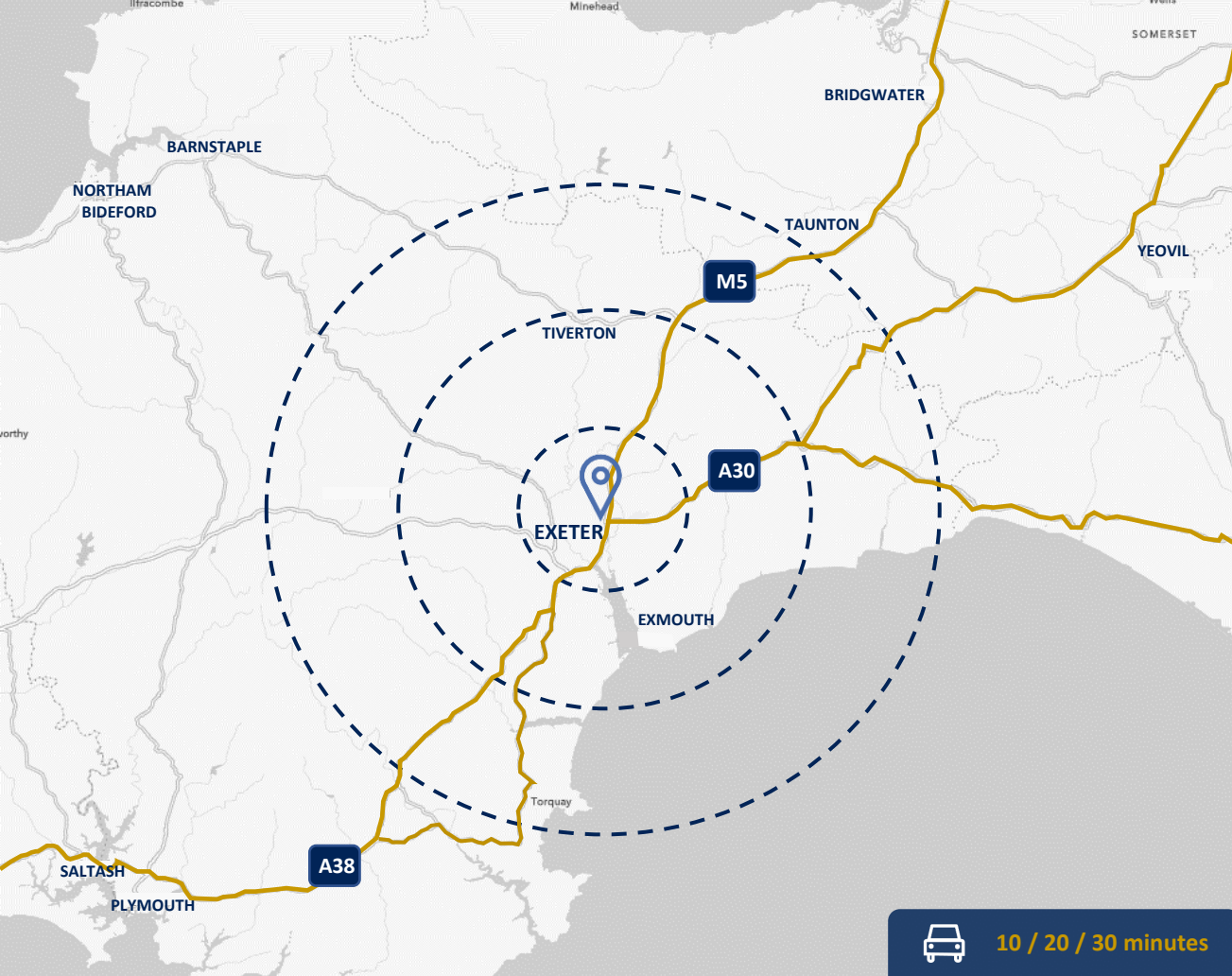


Planning

This property has consent for B1 Office Use.

UNIT	FT ²	M ²	PARKING
Part 1 st Floor	1,406	130.63	1 space
Total	1,406	130.63	1 space

*Net Internal Areas stated.



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, Trowers and Hamlins 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.

	DESTINATION	MILES
	M5	3.5
	A30	2.5
	Exeter Central Railway station	0.5
	City Centre	0.3



M5

3.5

A30

2.5



Exeter Central Railway station

0.5



City Centre

0.3

Terms

Offered by way of a new lease on contributory full repairing and insuring terms at the initial rents below, per annum exclusive, payable quarterly in advance. Flexible terms considered.

UNIT	RATEABLE VALUE	BUSINESS RATES	SERVICE CHARGE	RENT	TOTAL
Part 1 st Floor	£14,500	£7,235.50	£7,551.36	£21,000	£35786.86

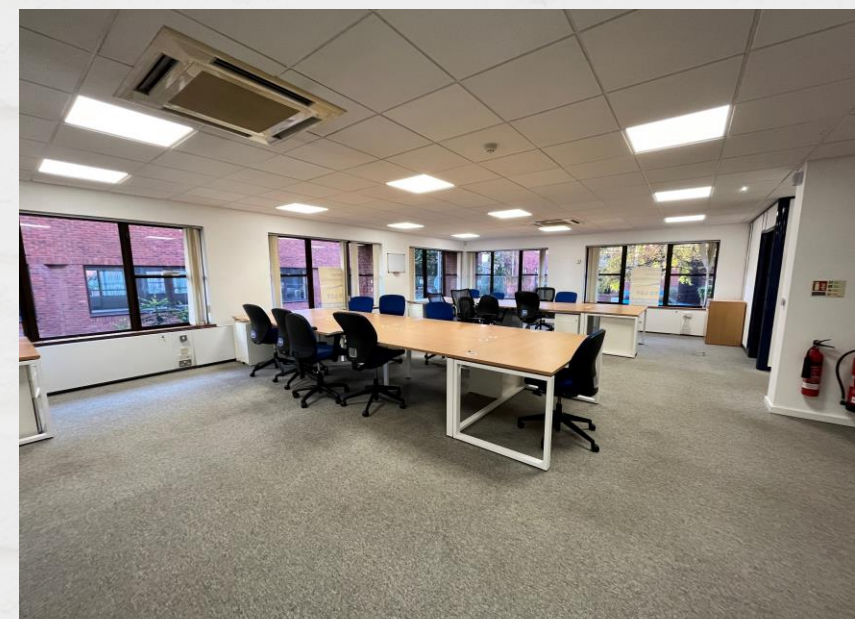
Rateable Value

We are informed by the Valuation Office Agency regarding the figures quoted above which include one parking space each, effective from 1st April 2017.

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

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 landlords' discretion. Each party is responsible for their own legal costs.



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.

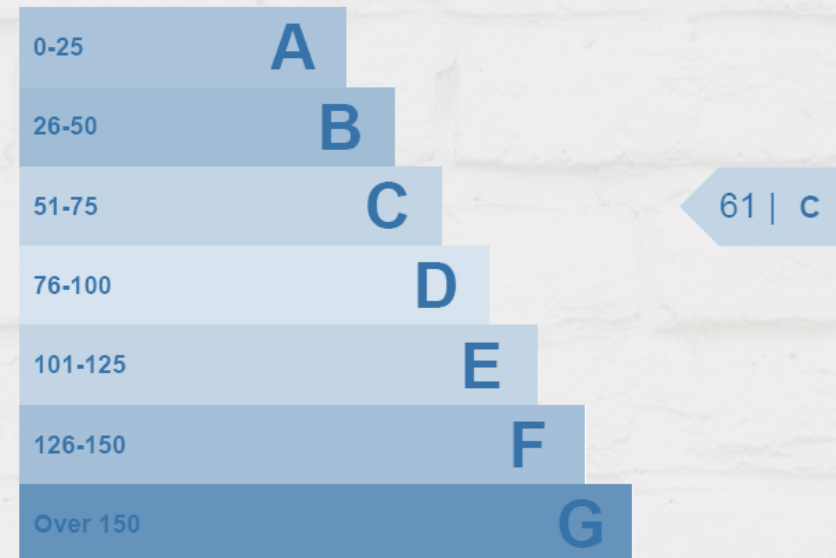
A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

VAT

VAT will be charged at the prevailing rate.

E P C

Whole building: C:61



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



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