



Third Floor, 11-15 Dix's Field, Exeter EX1 1QA

TO LET

Third Floor Office Suite in Central
Business District

**3,400 Sq Ft
(316 Sq M)**

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DESCRIPTION

11-15 Dix's Field is located within the heart of Exeter's Central Business district, a short walk from the main Retail area and associated car parks. The 3rd floor has been completely refurbished to provide outstanding accommodation, which includes suspended ceilings with LED lighting, new carpeting and with dual access from the "Service Core", the suite can provide complete flexibility to accommodate your layout.

- ✓ High specification throughout
- ✓ Located within the Central Business District
- ✓ Parking available subject to availability
- ✓ Private entrance to suite
- ✓ Close to Exeter Central train station and Princesshay
- ✓ Popular location with professional services



LOCATION

11-15 Dix's Field is a prestigious office building in Southernhay, Exeter's prime central business district close to Princesshay and the busy High Street. A very short walk away is the main line railway station, bus and coach station. Despite its Georgian facade, the property was constructed in the early 1980s and therefore benefits from modern open plan space.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third Floor	3,400	316
Total	3,400	316

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

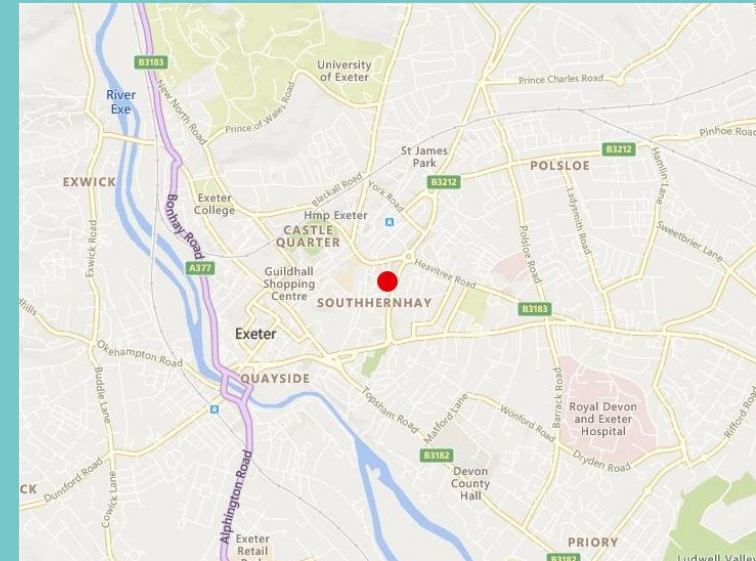
Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The property is available on an effective full repairing and insuring basis subject to a service charge.

EPC

EPC rating is D-96.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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