



Senate Court, Southernhay Gardens, Exeter EX1 1NT

TO LET

Office unit in the heart of Exeter Central
Business District

4,102 - 8,531 Sq Ft
(381 - 793 Sq M)

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DESCRIPTION

The unit comprises second floor office space with stair and lift access. The two available suites measure to approximately 8,500 sq ft and comprises a large open plan main area with private meeting rooms. Each suite benefits from its own kitchen/dining area with communal toilets on each floor of the building.

- ✓ Suspended ceilings
- ✓ Underground parking
- ✓ Positioned in Exeter Central Business District
- ✓ Available on a new lease

LOCATION

Senate Court is situated in a prominent position in the heart of the central business district in Southernhay Gardens fronting the inner ring road on Western Way. The building is located within easy walking distance of Exeter's amenities and facilities including the City's major shopping centre Princesshay.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor Suite 1	4,429	411
Second Floor Suite 2	4,102	381
Total	8,531	793

VAT

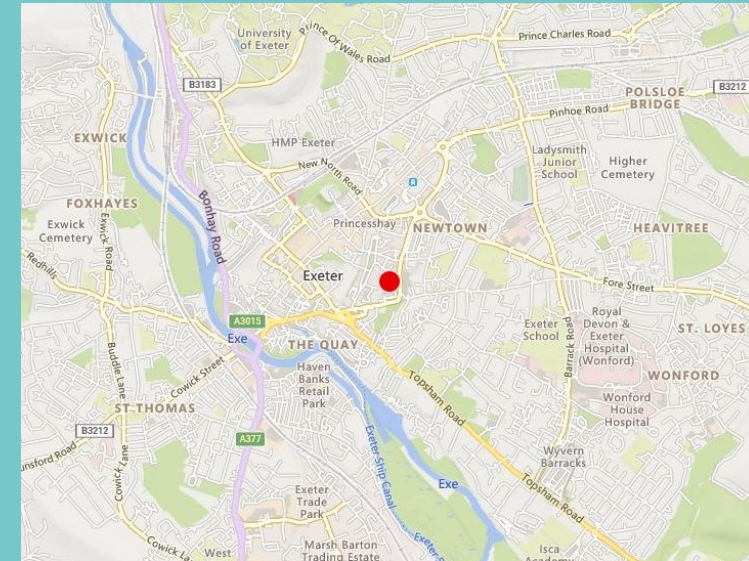
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Sarah Butcher
07716 085894
sbutcher@lsh.co.uk

Roxine Foster
0117 914 2011
rfoster@lsh.co.uk

Tony Fisher
01392 798047
tfisher@lsh.co.uk