

11-15 Dixs Field, Exeter EX1 1QA

TO LET

Part Second Floor Office Suite in Central Business District

2,400 Sq Ft (223 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 suite itself is situated on the second floor. This open plan unit is light and spacious with two private offices and its own staff/kitchen area. There are men's and ladies W/C's on each floor and a shower on the ground floor. Cloakrooms are available on the main landings of the building.

- Second Floor Office Suite
- Located within the Central Business District
- Parking available subject to availability
- Close to Exeter Central Train Station and Princesshay
- ✓ Nearby occupiers include LSH, Savills and Porter Dodson



#### 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
Part third floor	2,400	223
Total	2,400	223

#### VAT

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

#### **LEGAL COSTS**

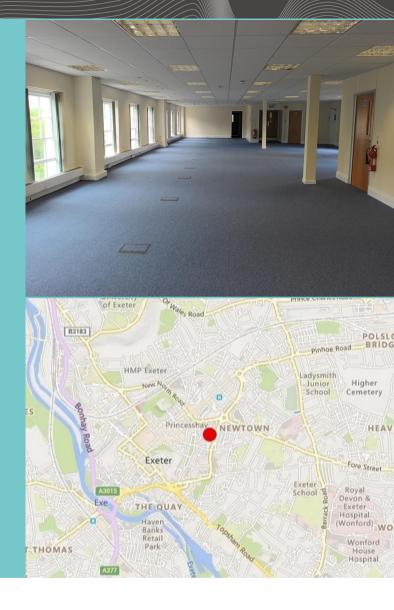
Each party to be responsible for their own legal costs incurred in any transaction.

#### **BUSINESS RATES**

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

#### **EPC**

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#### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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