



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)**

11-15 Dixs Field, Exeter EX1 1QA

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

D - 83



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 30-Jul-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Sarah Butcher
07716 085894
sbutcher@lsh.co.uk

Tony Fisher
01392 798047
tfisher@lsh.co.uk