

# TO LET

## Central High Street Offices

From 788 sq.ft. (73.23 sq.m.) to 2,662 sq.ft. (247.31 sq.m.)



### Upper Floor Offices - 54 High Street, Exeter, EX4 3DJ

#### Location and Description:

Exeter is a historic Cathedral and University City, and is the main administrative commercial centre for Devon. The City Centre is some 3 miles west of the M5 Motorway. The M5 links directly to the A30 and the A38 dual carriageways. The City has a resident population of approximately 115,000 people, and a catchment population approaching 300,000.

The first, second and third floor offices are available above Santander in the High Street. The offices are accessed from a self contained entrance and lobby from the High Street.

The common parts and office accommodation will shortly be refurbished, and currently some of the offices provide double glazed windows, strip / fluorescent lighting, perimeter trunking and dimplex electric heating. There is a kitchen / staff room on the second floor. There are communal separate ladies and gents facilities on the first floor. Please note that this property is a Listed Building.

Haarer Goss is a practising name of Haarer Goss Limited. Registered in England Company Number 5696735 Registered Office: 17 Barnfield Road, Exeter EX1 1RR

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**Accommodation:**

The three floors of offices extend in total to 2,662 sq.ft. (247.31 sq.m.) and are available together as a whole or separately on a floor by floor basis.

The accommodation can be summarised as follows.

<b>Accommodation</b>	<b>Area Metric (sq.m)</b>	<b>Area Imperial (sq.ft)</b>
First Floor	91.60	986
Second Floor	73.23	788
Third Floor	82.53	888
<b>TOTAL</b>	<b>247.36</b>	<b>2,662</b>

**Business Rates:**

According to the Valuation Office Agency website, the property currently has the following single assessment:

Rateable Value: £17,250  
Rates Payable for 2017 / 2018: £8,038.50

**Terms:**

The offices are available on new Contributory Full Repairing and Insuring leases on terms to be agreed.

**Rent:**

£20,500 per annum exclusive for all three floors.

Alternatively, we would be pleased to quote rents for individual floors on request.

**VAT:**

We understand that VAT will be applicable.

**Energy Performance Certificate (EPC):**

The energy performance certificate rating is G164.

**Legal Costs:**

Each party will be responsible for their own legal costs incurred with the transaction.

**Viewing:**

For further information, or to view the premises, please contact the agents:

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17 Barnfield Road  
Exeter  
EX1 1RR  
☎ (01392) 251171 or email: [enquiries@haarergoss.co.uk](mailto:enquiries@haarergoss.co.uk)

## Location Plans – 54 High Street, Exeter

