

Senate Court – Part Third Floor
Southernhay Gardens, Exeter, Devon EX1 1NT
TO LET – MODERN OFFICE SUITE
Approx 4,000 sq ft (372 sq m)



- One of Exeter's Premier Office Buildings
- Prime Central Business District Location
- Basement Car Parking
- Quality Fit-out

Part Third Floor, Senate Court, Southernhay Gardens, Exeter, Devon EX1 1NT

Location

Exeter is the administrative centre for Devon and the commercial hub for much of the south west peninsula, located approximately 75 miles south west of Bristol and 40 miles north east of Plymouth.

Senate Court is situated in a prominent position in the heart of the Central Business District in Southernhay Gardens, adjacent to the Crown Court and 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.

Description

Senate Court is one of Exeter's premier Grade A office buildings, which completed in November 2004 alongside The Senate.

The property has been built to an excellent specification, with an impressive entrance hall and reception. The building specification includes:

- Air Conditioning
- Raised Access Floors
- Category 2 Lighting
- 2 x 13 Person Passenger Lifts
- Secure Basement Parking

The configuration is predominantly open plan but the available suite has the benefit of a boardroom/meeting room.

EPC



Legal Costs

Each party will bear their own legal costs incurred in the letting of the property.

Accommodation

The approximate net internal floor area is as follows:

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

Description	Sq ft	Sq m
Part Third Floor	4,000	372

There are 3 allocated car parking spaces in the basement.

Accommodation (continued)

The third floor is to be subdivided to create the subject suite and will be subject to a joint measurement on completion of the works. The area quoted is therefore approximate.

Lease

The suite is available on a new FRI lease contributing by way of service charge.

Rent

The commencing rent to be £16.50 psf plus parking at £1,500 per car space per annum exclusive.

Rates

The suite has yet to be assessed independently for rates.

Interested parties are advised to make their own enquiries of Exeter City Council or alternatively the letting agent will be able to provide an approximate guide.

Service Charge

A building service charge deals with the running and maintenance of the common areas, details of which are available from the agent.

VAT

All figures quoted are exclusive of VAT where applicable.

Information / Viewing

For further information or to make an appointment to view, please contact the sole agents:

Andrew Pearce

JLL

The Senate

Exeter EX1 1UG

Tel: 01392 429302

andrew.pearce@eu.jll.com

Kye Daniel

JLL

The Senate

Exeter EX1 1UG

Tel: 01392 429307

kye.daniel@eu.jll.com



Site Plan

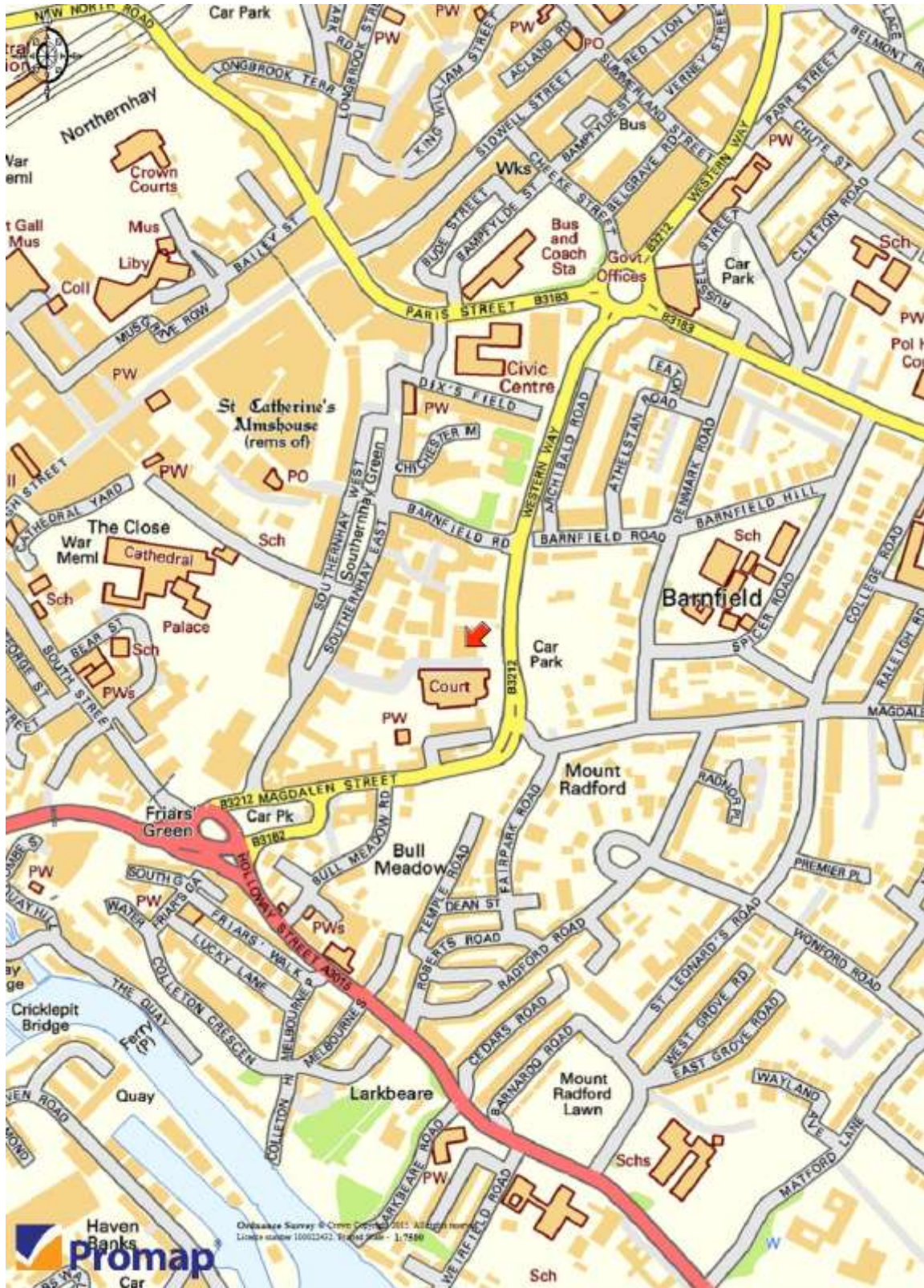


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Location Plan



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