



# 72 PARIS STREET

EXETER EX1 2JZ



# 72 PARIS STREET

EXETER EX12JZ

- PRIME CENTRAL OFFICE BUILDING
- LONG LEASEHOLD INTEREST



## DESCRIPTION

The subject property comprises the following floor areas (extract from the VOA website) measured on an NIA basis:

	ft <sup>2</sup>	m <sup>2</sup>
Lower ground	2,026	188.22
Ground	2,277	211.54
First	2,716	252.32
Second	2,716	252.32
Third	2,716	252.32
Fourth	1,523	141.49
<b>TOTAL</b>	<b>13,714</b>	<b>1,274.09</b>

Externally there are 34 number of car spaces which provides a ratio of one space per 403 sq ft which is a good ratio for City Centre offices.

## PLANNING STATUS AND STATUTORY ENQUIRIES

The property is Located in the City Centre of Exeter in the Central Business District. Opposite there are plans to redevelop the Bus Station with a new swimming pool hotel retail residential and other commercial uses including cinema and A3.

## TENURE

The property is held on a long lease from Exeter City Council for a term of 125 years from 29 September 1991 at a peppercorn.

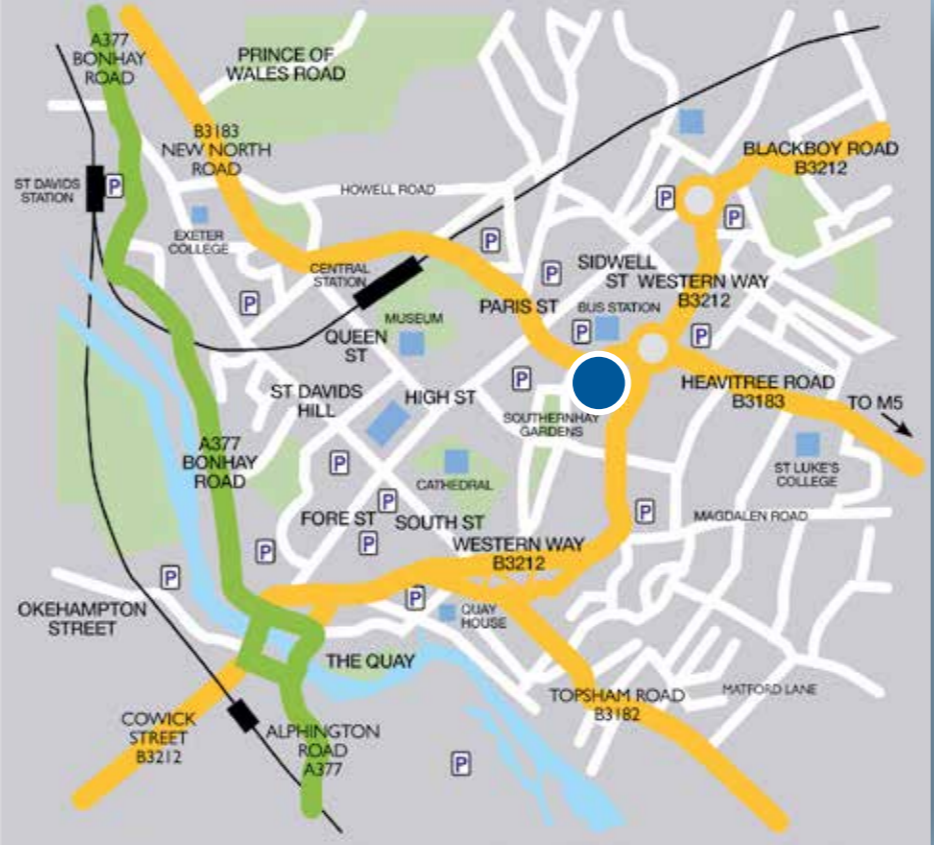
We understand that the lease restricts use of the building to offices.

## EPC

The property is currently rated EPC F.

## TERMS

The property is available for sale or to Let as a whole. For details of quoting terms contact the agents.



## FURTHER INFORMATION

Contact sole agents JLL:  
 Andrew Pearce Tel: 01392 429302 andrew.pearce@eu.jll.com  
 Kye Daniel Tel: 01392 429307 kye.daniel@eu.jll.com

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- 13,714 SQ FT ( 1274 SQ M )
- 34 CARSPACES
- SUITABLE FOR A VARIETY OF USES

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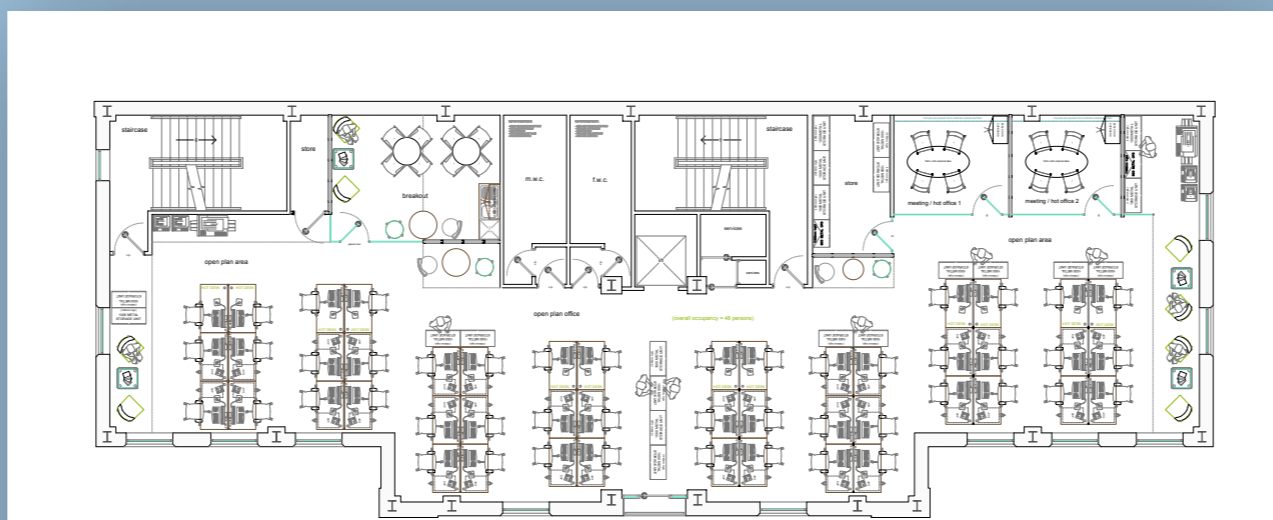
## LOCATION, SITUATION AND COMMUNICATIONS

The subject property is located in Central Exeter opposite the Bus Station and next to the Civic Centre. It occupies a prominent position at the entrance to Paris Street.

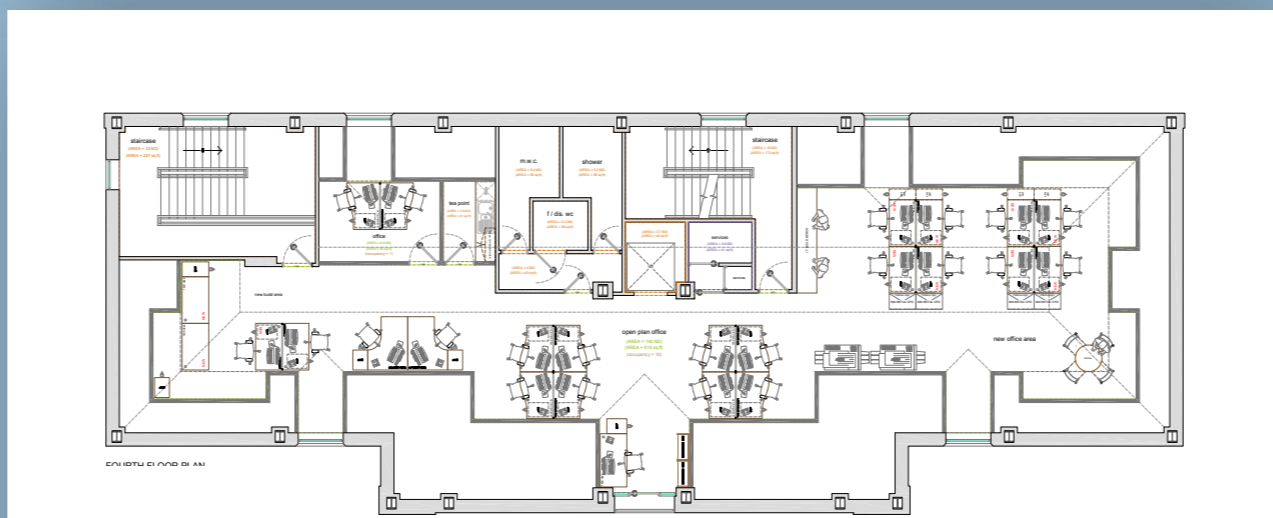
Constructed in 1989/1990 as part of the Manor Court Development it is of steel frame construction with brick faced elevations under a pitched tiled roof. It is 5 storey with basement. The top floor is mansard.

It benefits from the following amenities/specification:

- Self-contained VRV Comfort – Cooling System
- Ground floor reception
- Lift to all floors
- Raised Floors
- Suspended ceilings
- Recessed lighting
- Part open plan
- Board and meeting rooms on the ground floor
- 34 cps in the Council carpark to the rear of which 10 are 7 day and 24 are 5 day spaces



FIRST FLOOR



FOURTH FLOOR

