

TO LET



Sterling Court

16-18 DIX'S FIELD EXETER EX1 1QA



Terms

Sterling Court is an impressive refurbished office with three entrances off Dix's Field. It has been part let to Savills. The remaining floors are available to let as a whole or floor by floor. Quoting terms are available upon application. It is available by way of a new full repairing and insuring lease as a whole for a term of years to be agreed. Alternatively on a floor by floor basis. Quoting terms available upon application.

Rates

The ground, second and third floors of the property are listed on the 2010 Rates lists as "Bank & Premises" and has a RV of £97,500. The part ground and first floor level is listed on the 2010 Rates lists as "Offices and Premises" and has a RV of £52,500. The building will be reassessed following refurbishment.

Planning

The property has most recently been used as a Bank and offices which falls within use class A2 and B1(a) of the Town & Country Use Classes Order. Applicants should make their own enquiries to Exeter City Council (01392) 277 888.

TO LET



EPC

The building has been reassessed and now has a very good EPC rating of B50.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

By prior arrangement with the sole marketing agents.

GROUND FLOOR SUITES AND TWO
UPPER FLOORS TO LET

Sterling Court

16-18 DIX'S FIELD EXETER EX1 1QA



From 135.73m² (1,461ft²) to 725.1m² (7,805ft²)

60% FLOOR SPACE REMAINING

Refurbished Offices
with Basement Parking



Further Information

Contact sole agents JLL:

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Sterling Court

16-18 DIX'S FIELD EXETER EX1 1QA

Description

Sterling Court (16 – 18 Dix's Field) is the eastern wing of Sterling House. Built in 1988, the building is arranged over four floors with basement parking and is constructed of concrete frame with brick elevations. The property has a mansard roof with natural slates to the front.

The building has been fully refurbished to a very high standard incorporating the following amenities:

- Prestigious entrance lobby with a manned reception
- New VRF comforting cooling and ventilation system
- Open plan accommodation
- Ground floor shower room and disabled facilities
- New WC facilities on all floors
- Raised floor with in floor trunking
- New suspended ceilings with recessed LG 7 lighting
- Eight person passenger lift and feature staircase providing access between floors.
- Secure basement parking for 12 cars

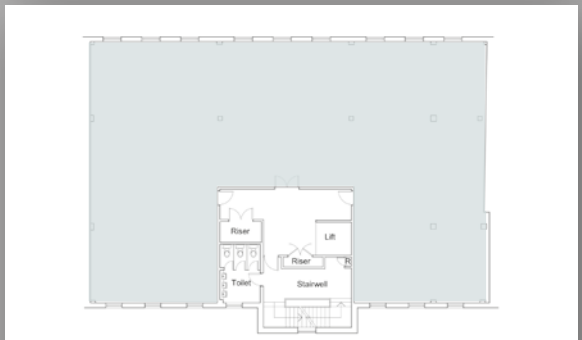
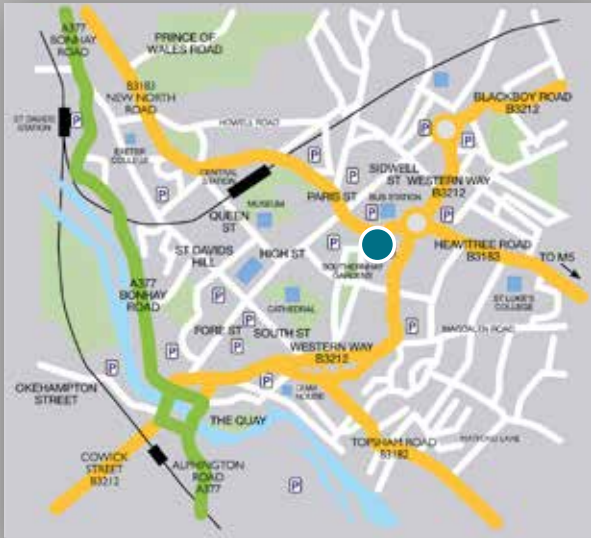
Location

The property is located on the south side of Dix's Field at the top end of Southernhay East within the main central office district of Exeter.

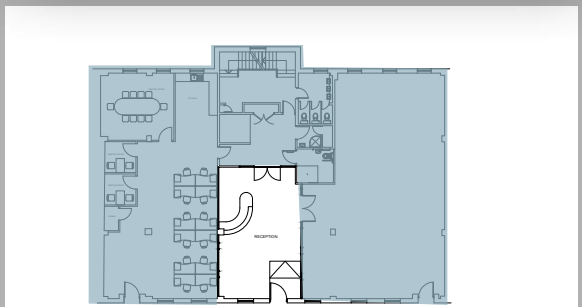
Dix's Field is accessed from Paris Street and the internal ring road. Dix's Field and Southernhay comprise a mix of period Georgian and modern office buildings including Manor Court opposite on the north side of Dix's Field and at Southernhay Gardens to the South.

The Exeter City Council offices are situated opposite Sterling House next door and the subject property.

The new Princesshay shopping centre is located within a few minutes walk from the building.



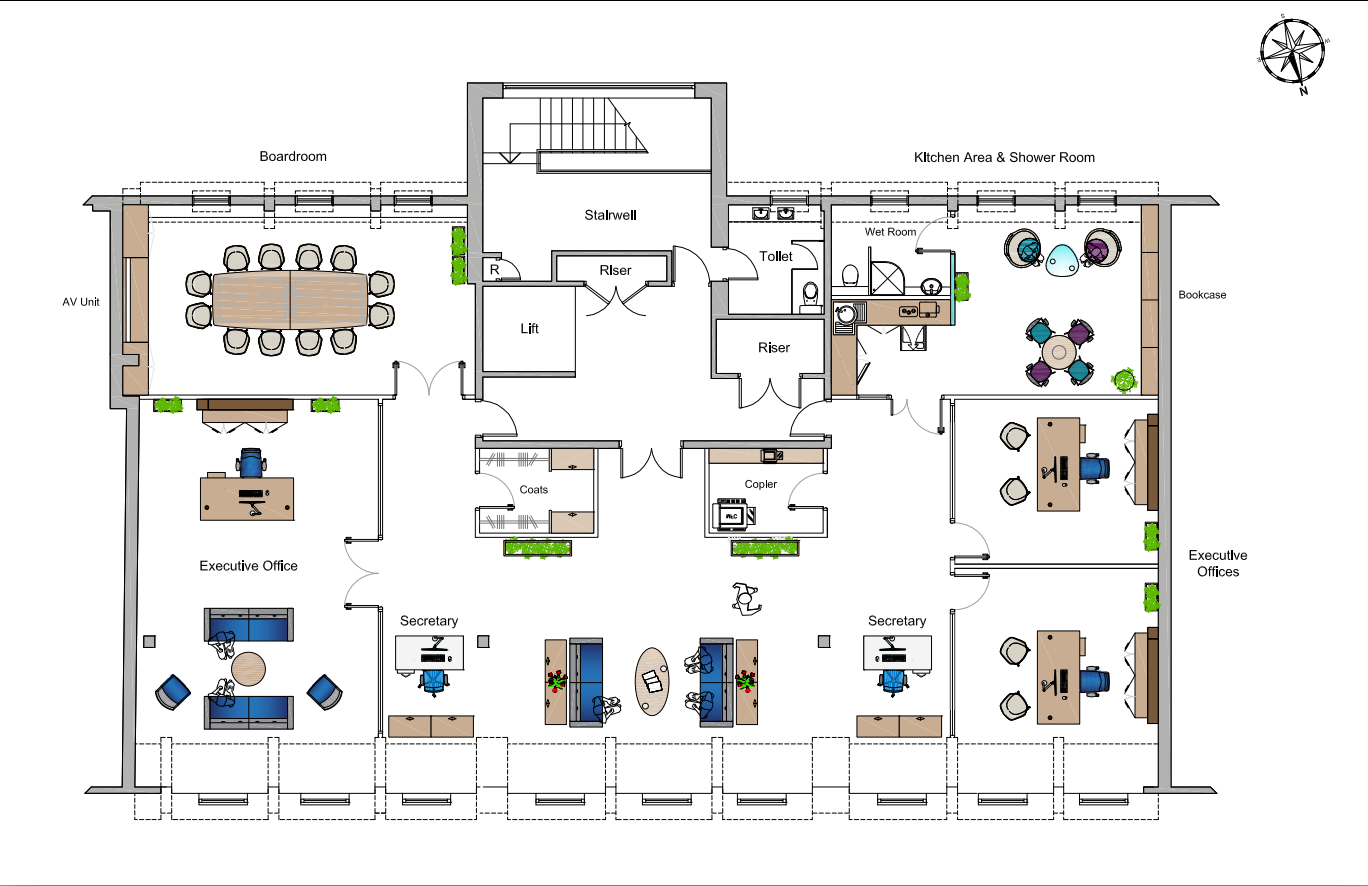
UPPER FLOORS: 324.70m²



GROUND FLOOR: 323.25m²

Open plan layouts.

POTENTIAL FLOOR LAYOUT



Accommodation

The accommodation comprises the following areas, measured in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

	m ²	ft ²
Part Ground Floor	Savills	
Part Ground Floor	135.73	1,461
First Floor	Savills	
Second Floor	324.32	3,491
Third Floor	265.05	2,853
TOTAL	725.1 m ²	7,805 ft ²

