

GROUND FLOOR SUITE TO LET

# Sterling Court

16-18 DIX'S FIELD EXETER EX1 1QA



REMAINING SPACE 135.73 SQ.M (1,461 SQ.FT)

*Refurbished Offices  
with Basement Parking*



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## Location

Sterling Court is situated on Dix's Field in the heart of the Southernhay District, Exeter's prime city centre office location.

The Southernhay District is a substantial and thriving office location, being directly adjacent to Princesshay, where there is a wide range of restaurants, cafés and shops. The High Street and Cathedral Green are also within short walking distance.

In addition to two multi-storey car parks on Dix's Field, there are numerous car parks in the vicinity. The central bus station is 150 metres away and Central Railway Station is 800 metres away.

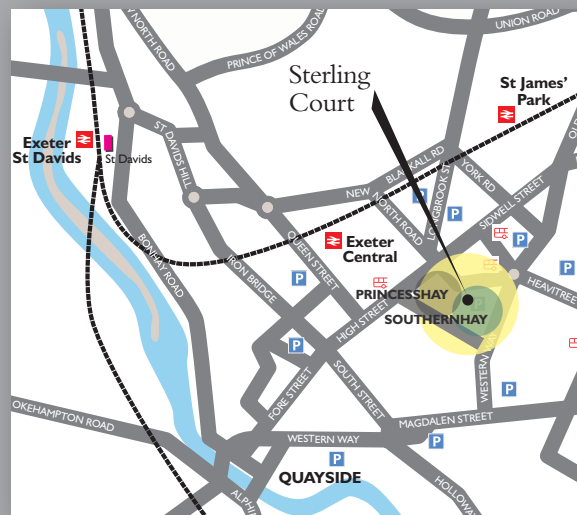
## Description

Sterling Court (16-18 Dix's Field) was built in 1988 and provides four floors of offices plus basement parking.

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 – 4 spaces currently available

Following refurbishment, offices on the ground and first floors were let to Savills, and the second floor has been let to Hawksmoor Investment Management. The third floor has been let to Tilney. The remaining available space comprises part of the ground floor.





## Terms

The available office suites are available by way of new full repairing and insuring leases, either as a whole or on a floor-by-floor basis. Quoting terms available on application.

## Rates

The available suites are individually assessed for business rates; details available on request.

## Planning

The property has planning consent for office uses.

## Broadband

A report on the broadband services available at this address, and the relative speeds they may offer, is available on request.



## EPC

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

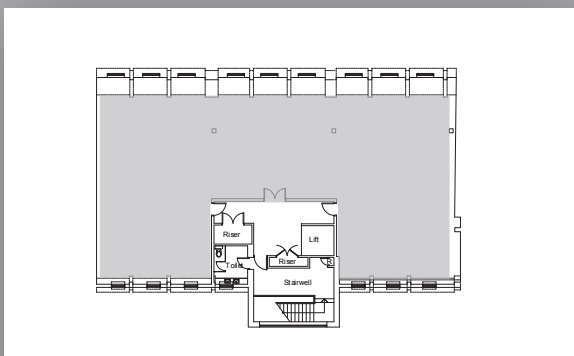
## Legal Costs

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

## Viewing

By prior arrangement with the sole marketing agents.





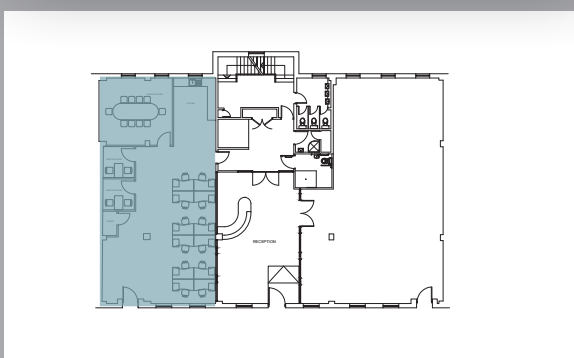
THIRD FLOOR: 291.43m<sup>2</sup>



## Accommodation

The accommodation comprises the following lettable areas:

	sq. m	sq. ft
Part Ground Floor	Savills	
Part Ground Floor	135.73	1,461
First Floor	Savills	
Second Floor	Hawksmoor	
Third Floor	Tilney	
<b>TOTAL</b>	<b>135.73 sq. m</b>	<b>1,461 sq. ft</b>



GROUND FLOOR: 323.25m<sup>2</sup>

Open plan layouts.

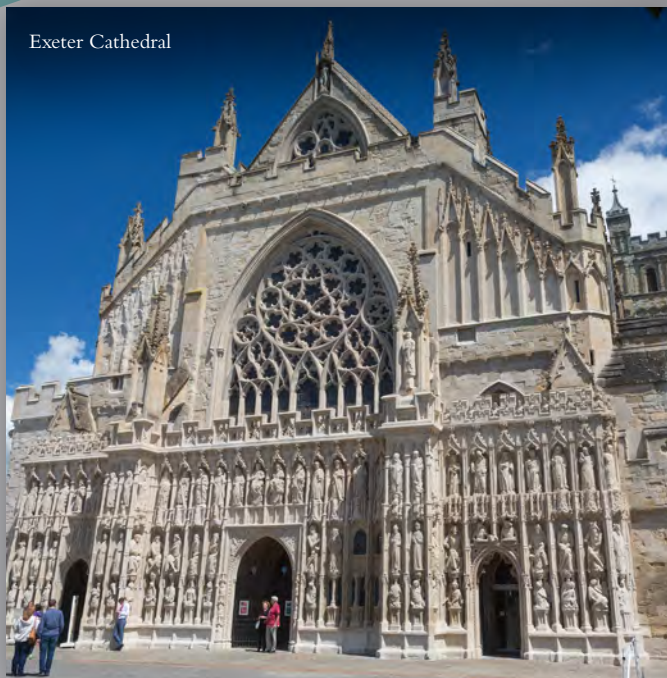






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Exeter Cathedral



Princesshay



Princesshay

## The City

Exeter is currently the fastest growing city in the UK, attracting an increasing number of professional and knowledge-based businesses. It is home to the Met Office, the largest supercomputer in Europe, one of the UK's leading universities and an award-winning college. Significant investment in infrastructure is now delivering emerging developments including Exeter Science Park and Skypark.

Exeter's city centre is a thriving and attractive place to work. In the last decade several new developments have transformed the city's shopping and dining mix, attracting retailers such as John Lewis, Reiss and Jigsaw as well as many new restaurants including Cote

Brasserie and Polpo. Open space remains a valued part of the centre, including Southernhay Green, Cathedral Green and the UK's oldest public park, Rougemont Gardens.

Exeter hosts a number of national events including, recently, Radio 1's Big Weekend and the Rugby World Cup.

Exeter offers a high quality of life, being centrally placed for access to Devon's two national parks and two coastlines, while being just 2.5 hours away by train from London, or 1 hour by air.

## Further Information

Contact the joint agents:



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