



FOR SALE
Prime Offices



1 Cathedral Court
Southernhay East, Exeter, EX1 1AF
2,266 sq ft (201 sq m)

- **Prime Office Building**
- **Rare Southernhay “virtual freehold”**
- **2 car parking spaces**
- **Established Central Business District Location**

Contact: Hugo Tillotson

01392 477433

4 BARNFIELD CRESCENT, EXETER, EX1 1Q

www.maze.uk.com

OFFICES

Location

Exeter is the principal retail, commercial and administrative centre of the South West Peninsula located approximately 75 miles south west of Bristol and 40 miles north east of Plymouth.

Southernhay is the city's Central Business District and is home to the majority of Exeter's professional firms and organisations. It is located adjacent to the Princesshay Shopping Centre as well as the High Street and its associated bus routes.

Description

Cathedral Court forms part of the former Exeter Hospital site of Dean Clarke House which has now been fully redeveloped to provide a mix of residential and commercial accommodation.

The upper floors of Cathedral Court have been converted into residential flats with Unit 1 being one of two well specified office /D1 units created on the ground floor.

Accommodation

The approximate net internal floor areas are as follows:

Reception Areas	284 sq ft	(26.39 sq m)
Main Office	879 sq ft	(81.64 sq m)
Store	62 sq ft	(5.78 sq m)
Kitchen/staff	216 sq ft	(20.10 sq m)
Office	132 sq ft	(12.25 sq m)
Office	75 sq ft	(6.97 sq m)
Boardroom	518 sq ft	(48.09 sq m)

Total **2,166 sq ft (201.23 sq m)**

There are 2 allocated car parking spaces.

The measurements are net internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

Tenure

Unit 1 Cathedral Court is held on the residue of a 999 year lease. Full details upon request.

Price

£550,000 for the long leasehold interest.

Alternatively consideration will be given to an occupational lease at a rent and on terms to be agreed.

Rates

The accommodation is currently assessed as follows:

Offices & Premises	RV £23,500
1 Car Space	RV £ 1,500

The standard UBR multiplier for 2017/18 is 49.7p in £.

Service Charge

A building service charge deals with 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.

Viewing

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

Hugo Tillotson
Maze
4 Barnfield Crescent, Exeter, EX1 1QT
Tel: 01392 477433 Mobile: 07831 588873
Email: hugo@maze.uk.com

Important Notice

The particulars contained herein are for guidance only and do not form part of a contract; nor can their accuracy be guaranteed.

December 2017.

