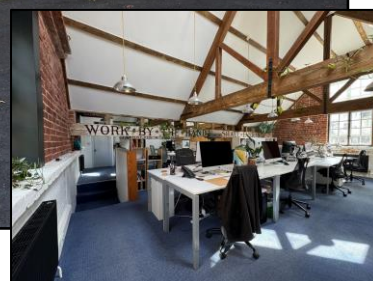


TO LET

FIRST FLOOR OFFICE SUITE WITH PARKING IN THIS CHARACTERFUL CITY CENTRE BUILDING

Approx 93 sq.m (1,001 sq.ft) together with 1 car parking space in the courtyard

**HEMS STUDIO, 86 LONGBROOK STREET
EXETER, DEVON, EX4 6AP**



This attractive self-contained office suite is located off Longbrook Street, just a short walk from the City centre and Princesshay shopping centre and offers character office space on first floor together with 1 Car parking space in the courtyard. The accommodation is light and airy and would suit a wide variety of potential users, with early occupation available if required.

T. 01392 691007

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E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are well positioned just a short walk from the retail centre of the High Street and Princesshay shopping centre plus the office areas of Southernhay and Barnfield Crescent. Exeter is the capital city and county town of Devon and has firmly established a reputation for being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The two mainline railway stations are within easy walking distance through the central shopping area and there is easy access to the M5 (junctions 29, 30 and 31) and the A38/A380 and A30/A303 dual carriageways. Exeter airport is just 8 miles distant.

The building is arranged on Ground and First floors with this first floor suite offering character self-contained office space, being light and airy with its feature vaulted ceiling. To the front is a shared courtyard area with reserved parking available for 1 car. The offices would suit a variety of potential users with their open plan layout and convenient City centre location.

ACCOMMODATION

Brief details of the accommodation with maximum internal dimensions are as follows: -

Approached from the courtyard area leading off Longbrook Street to an entrance lobby with door leading up to

FIRST FLOOR OFFICE

Open Plan Office

12.04m x 8.47m (39'6" x 28'6) max

Light and airy office space with many period features. Windows to 2 elevations with roof lights. Open plan with vaulted ceiling and feature exposed timber beams. Radiators as fitted. Overhead lighting and power as fitted. Kitchenette with stainless steel sink and single drainer inset into worktop with cupboards under. Space for fridge. Constructed within is a

Office Meeting Room

5.74m x 2.59m (18'10" x 8'6") max

Window with high level glazing. Radiator. Lighting and power as fitted. Carpeted.



Toilet

Low level WC Suite with wash hand basin.

EXTERNALLY

1 reserved car parking space is located in the courtyard area.

RATES

Ratable Value: £12,500 (2023 valuation)

We understand that a reduction of up to 100% in the Business Rates payable on the suite may be available under the small business relief scheme. To see if you or the premises qualify for this discount, please contact Exeter City Council on 01392 277888 for further information.

RENT

A rent of £10,950 pax plus VAT is sought for this wonderful first floor office suite to include 1 car parking space. In the courtyard to the front of the building.



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LEASE TERMS

The suite is available by way of a new 6 year lease with an upwards only rent review at the end of the third year. A mid term tenant only break clause can also be incorporated providing 6 months prior written notice. The lease will be contracted outside of the landlord and tenant act

The Landlord will be responsible for the external repair and decoration of the premises with the tenant therefore only responsible for the internal repair and decoration. The premises are not separately assessed for electricity or water charges. In addition the central heating is a shared system. All of these are shared equally with two other suites, one of which will be occupied by the landlords. The costs will therefore be shared equally between the three suites and recharged by the landlords accordingly on an open book basis. Further details on request.

SERVICES

Mains water, drainage, gas and electricity are available to the premises. Interested parties to make their own enquiries.

LEGAL COSTS

The incoming tenant is to contribute £395 plus VAT towards the Landlords legal costs incurred in the preparation of the lease.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained for this property. A copy can be downloaded from the web site. The rating is :

VIEWING

Strictly by prior appointment only with the agents, for the attention of Tony Noon (07831 273148) Ref (0196)

Energy Performance Certificate Non-Domestic Building

 HM Government

Hems Studio
86 Longbrook Street
Exeter
EXETER
EX4 6AP

Certificate Reference Number:
0470-0539-1939-2922-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

94 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 347
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 74.32

Benchmarks

Buildings similar to this one could have ratings as follows:
35 If newly built
69 If typical of the existing stock

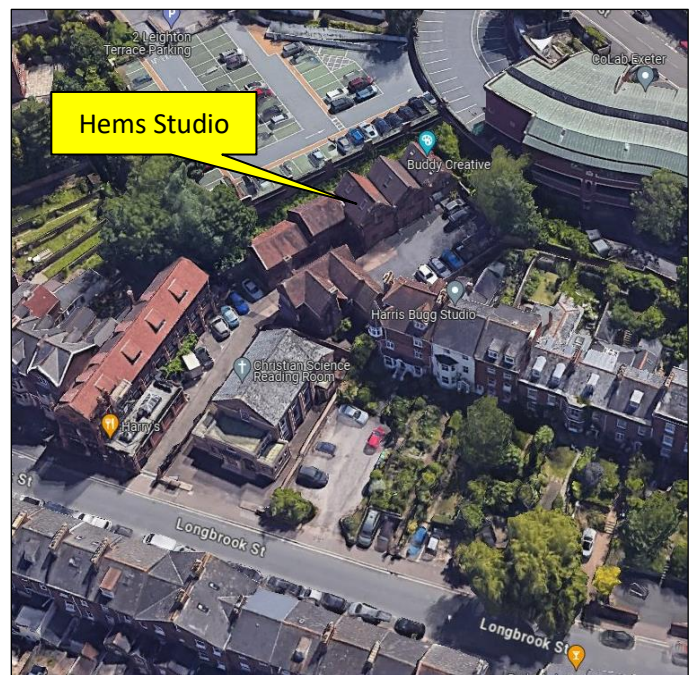


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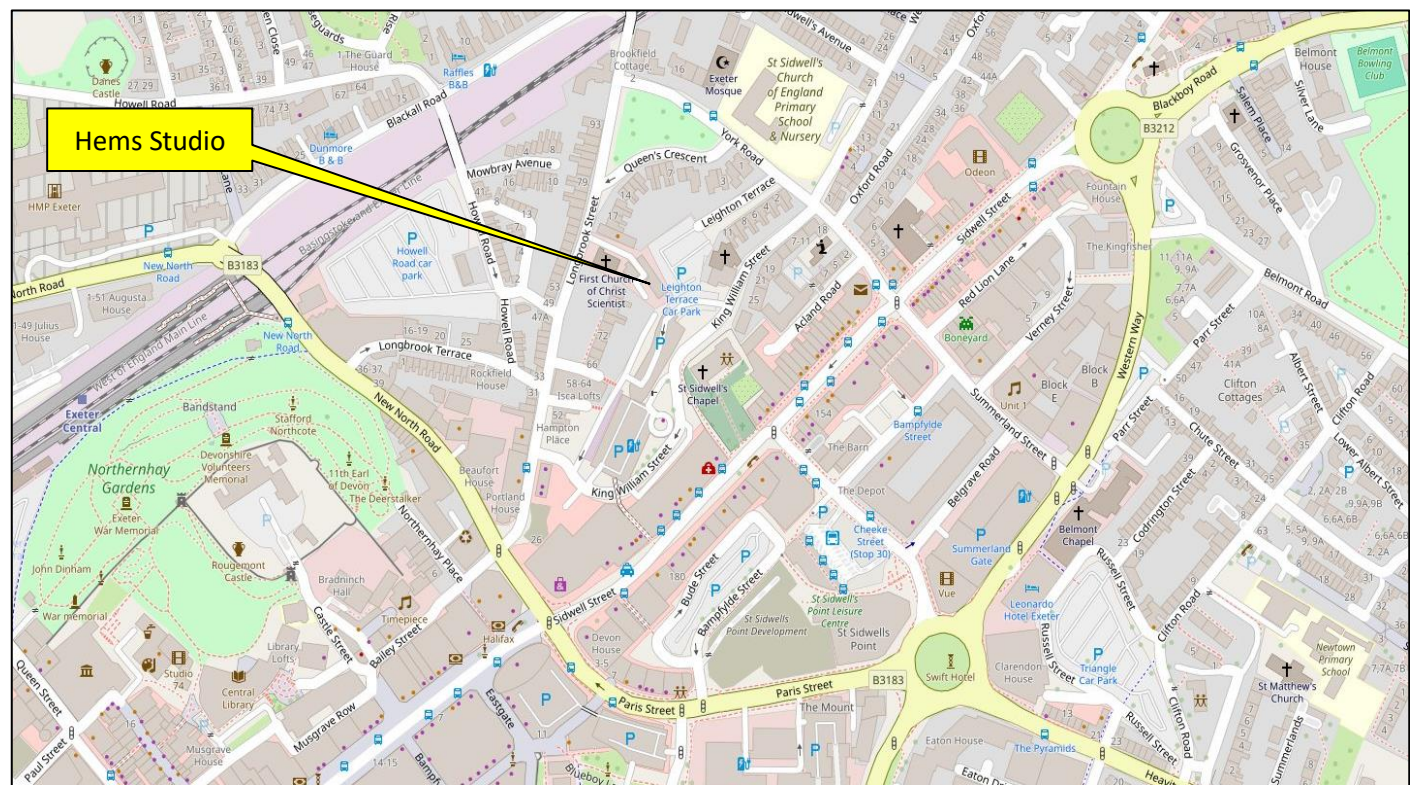
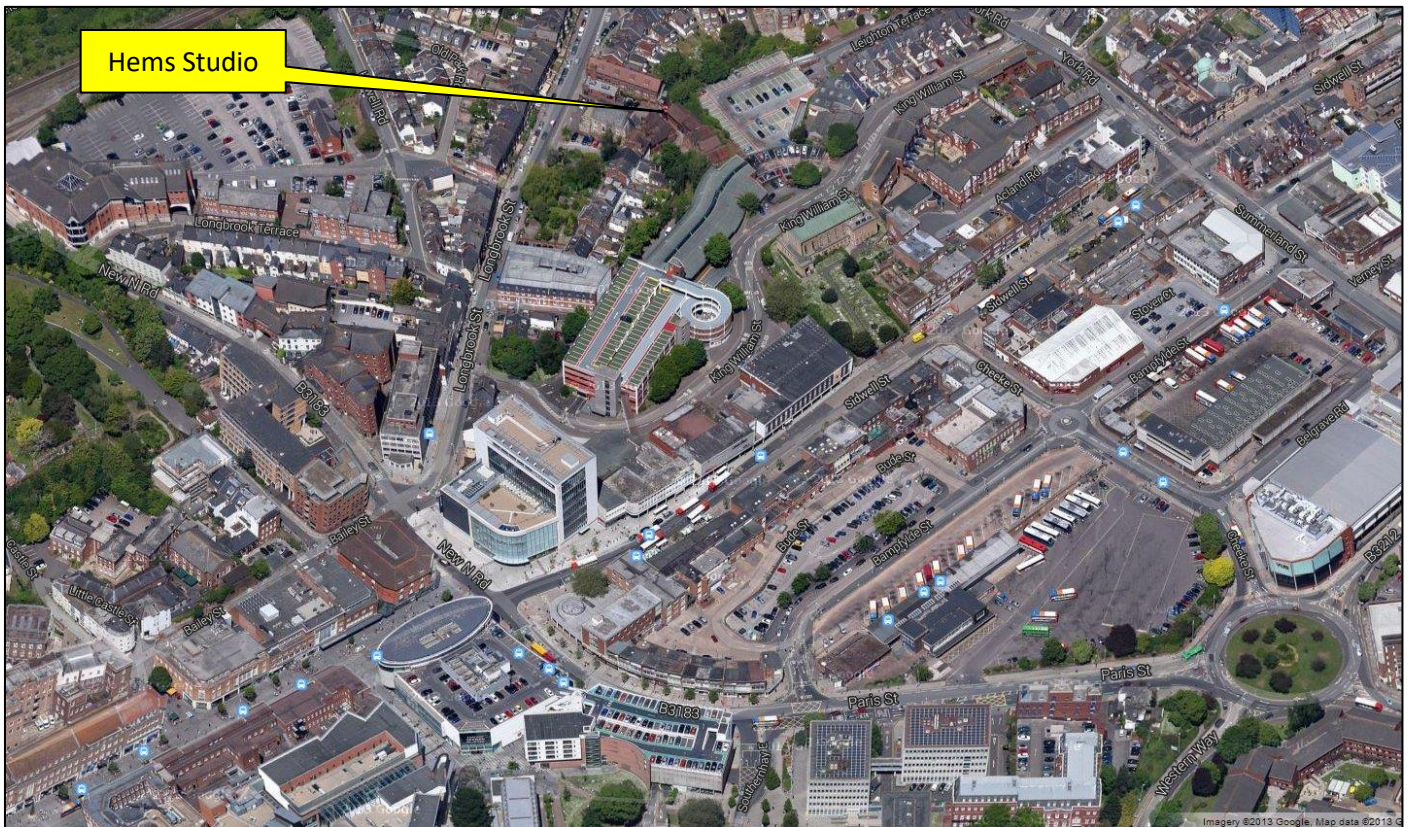
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