

TO LET

FITTED OUT GROUND
FLOOR SUITE

Sterling Court

16-18 DIX'S FIELD EXETER EX1 1QA



GROUND FLOOR SUITE 139.63 sq m
(1,503 sq ft) AND 2 CAR SPACES

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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 Princeshay, 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 new bus station is 150 metres away and Central Railway Station is 800 metres away.

Description

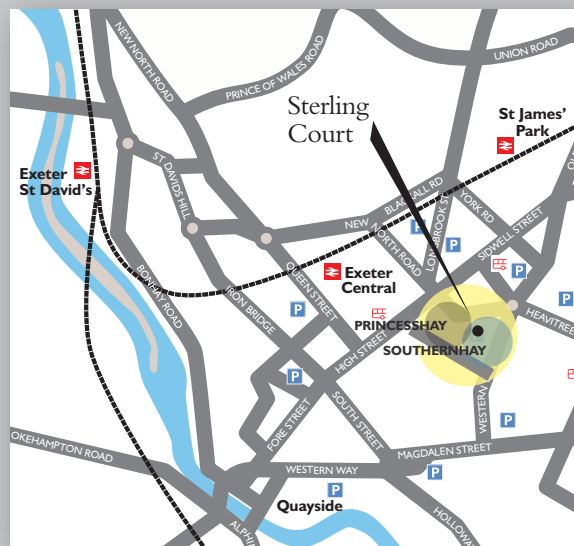
Sterling Court (16-18 Dix's Field) was built in 1988 and provides four floors of offices plus basement parking.

The building was fully refurbished in 2017 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.

The Ground Floor suite has been fitted out to a high standard by Savills who also occupy the first floor. There is an open plan office to the front with its own access off Dix's Field. There are two meeting rooms and a large office to the rear with a fully fitted kitchen. In the basement there are two allocated carspaces.

Other occupiers in Sterling Court are Lambert Smith Hampton, Hawksmoor and Tilney.



GROUND FLOOR

As fitted out layout



Terms

The suite is available by way of assignment of the existing lease. The lease expires on 22 May 2027. The passing rent is £27,272 per annum exclusive (+ VAT).

Rates

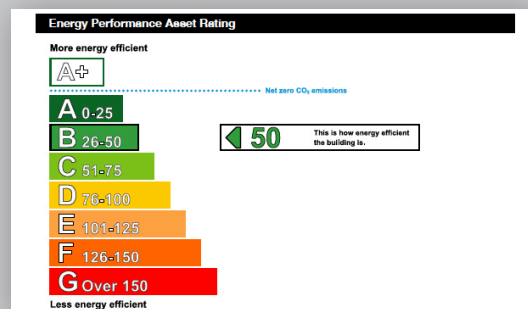
The suite is assessed with a rateable value of £12,250.

Planning

The property has planning consent for office uses.

EPC

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



Accommodation

The available suite has an approximate lettable area of 139.63 sq m (1,503 sq ft)

Legal Costs

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

Viewing

By prior arrangement with the sole marketing agents

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The City

Exeter is one of the fastest growing cities 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 Rockfish, and more recently the Ivy. Open space remains a valued part of the centre, including Southernhay Green, Cathedral Green and the UK's oldest public park, Rougemont Gardens.

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.



Further Information

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