

TO LET

PRIME CITY CENTRE OFFICE SUITE

GROUND FLOOR STERLING COURT, 16-18 DIX'S FIELD
EXETER, DEVON, EX1 1QA

Sterling Court

savills

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1,517 SQ FT + 2 CAR PARKING SPACES
Prime Central Business District Location

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EXETER

Exeter is an historic Cathedral and University city located in the south west of England and is the principal commercial centre of Devon. The city is located approximately 81 miles south west of Bristol, 45 miles north east of Plymouth and 175 miles west of London.

LOCATION

Sterling Court is situated within the heart of Exeter's Central Business District of Southernhay & Dix's Field and a short distance from the Princesshay Shopping Centre.

DESCRIPTION

Sterling Court underwent a full refurbishment in 2017 and provides modern multi-let Grade A office accommodation over ground and three upper floors together with direct access to the basement car park.

The available suite is part of the ground floor and benefits from a suspended ceiling, raised floor, recessed lighting and comfort cooling. The building is accessed from Dix's Field through a modern manned reception area leading to an 8-person lift with high quality WCs on each floor and a disabled and separate shower room on the ground floor.

The suite is currently a blend of open plan and cellular meeting room accommodation which can be adapted to re-configured to suite an occupiers requirements.



SERVICES

We confirm that we have not tested any of the service installations and the purchaser must satisfy themselves independently as to their state and condition.

ACCOMMODATION

The approximate Net Internal Floor Area (NIA) is as follows:

Ground Floor Office	1,517 sq ft
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There are two allocated car parking spaces within the basement.

TERMS

The office suite is available on new FRI lease terms to be agreed, on a commencing rent of £41,925 per annum exclusive of rates, VAT and service charge.

RATES

Rateable Value (1st April 2023)	£24,250
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SERVICE CHARGE

There is a service charge covering the common areas and utilities, details of which are available from the agent.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

Sterling Court has a rating of B.



VIEWING AND FURTHER INFORMATION

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



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