



**TO LET**  
**Prime Offices**

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**Hertford House**  
**Southernhay Gardens, Exeter, EX1 1NP**  
**2,077 – 6,297 sq ft (193 – 585 sq m)**

- **Prime Self-contained Office Building**
- **Central Business District**
- **7 car parking spaces**
- **Modern fit-out & specification**

Contact: Hugo Tillotson

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4 BARNFIELD CRESCENT, EXETER, EX1 1QT

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[www.maze.uk.com](http://www.maze.uk.com)

# OFFICES

## Location

Southernhay Gardens is the premier city centre office campus providing modern office accommodation within a landscaped setting.

Herford House occupies a prominent position at the entrance to Southernhay Gardens and are within a short walking distance of the hugely successful new Princesshay shopping development, as well as the main bus station and Central rail station. The area is also well served by Park & Ride bus routes and is surrounded by several public car parks.

## Description

Hertford House comprises a modern three storey stand-alone building situated at the entrance to Southernhay Gardens from Southernhay East. Each floor provides open plan accommodation accessed from a common stairwell with an eight person lift serving each floor. In addition there are male and female toilets and a disabled WC on the ground floor.

The building has been comprehensively refurbished to provide raised access floors, new suspended ceilings with recessed lighting together with a statement ground floor entrance way.

## Accommodation

The approximate net internal floor areas are as follows:

Ground Floor	196 m <sup>2</sup>	(2,110 sq ft)
First Floor	196 m <sup>2</sup>	(2,110 sq ft)
Second Floor	193 m <sup>2</sup>	(2,077 sq ft)

**Total**                    **585 m<sup>2</sup> (6,297 sq ft)**

7 car parking spaces are available within the Estate.

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

## Lease Details

The space will be available either in its entirety or on a floor by floor basis, on new FRI leases by way of service charge on terms to be agreed.

## Rent

Details on rent are available from the agent.

## Rates

The building currently has multiple listings for Business Rates. An estimate of likely Rates liability dependant on floor area taken is available from the agent on request.

## VAT

All figures quoted are exclusive of VAT where applicable.

## Legal Costs

Each party is to bear their own legal costs.

## Energy Performance Certificate

EPC Rating: TBC

## Viewing

For further information please contact the sole agents.

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## Important Notice

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

March 2020.

