

**alder king**

PROPERTY CONSULTANTS

Sterling Court

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**TO LET**

# Sterling Court

Ground Floor Sterling Court, 16 -18 Dix's Field, Exeter EX1 1QA

Ground Floor Office – 1,517 sq ft net approx.

# Location

Sterling Court is well situated within Dix's Field and Southernhay, both at the heart of Exeter's Central Business District, and a short distance from the Princesshay and Guildhall Shopping Centres.

The office is also a minute or two away from Exeter's new Bus Station and offers two private car parking spaces underneath the building.

**M5**



**5 miles southeast**

**Bus Stop**



**4 minute walk**

**Railway station**



**10 minute walk**



# Accommodation

## Description

The property comprises modern, multi-let office suites over four floors, each with their own WCs and access to basement parking. The available office is part of the Ground Floor, which is accessed through a manned reception area and also benefits from a disabled WC and separate shower room.

The suite currently offers both open plan and meeting room space but can be reconfigured to suit requirements.

## Parking

The accommodation has a total of 2 available parking spaces.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Service Charge

There is a service charge covering the common areas and utilities.

Area	Sq ft	Sq m
Ground Floor Office	1,517	141
<b>TOTAL</b>	<b>1,517</b>	<b>141</b>

### Suspended ceilings



### Comfort cooling



### Onsite parking (x2)



### Recessed lighting



### Kitchenette



### WC facilities



### Shower facilities



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Exeter City Council. Tel: 01392 277888 or [Planning services - Exeter City Council](#)

## Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is B and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £41,925 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Endeavour House  
Pynes Hill  
Exeter  
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**Date:** May 2024  
**Subject to Contract**



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## Important Notice

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### 1. Money Laundering Regulations 2017

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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