

TO LET



CASTLE GATEWAY

Upper Floors with
Ground Floor Entrance
2,070 – 4,121 sq ft



HECTOR PEARCE
Intelligent real estate

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commercial**
property consultants



Location

Situated at the corner of High Street and Castle Street, in the centre of Exeter's prime retail pitch; nearby retail occupiers include H&M, Vodafone, Pret and Itzu.

Castle Street leads to the city's cultural quarter, which houses Exeter Castle, Central Library and museum.

Description

The property comprises two upper floors, which are broadly of an office specification but have most recently been in use as a dental clinic.

A detailed specification of the accommodation following the proposed refurbishment and upgrade works will be available shortly.

The unit has its own glazed pedestrian entrance facing Castle Street, which leads to a ground floor lobby with lift and stairs to the upper floors.

Accommodation

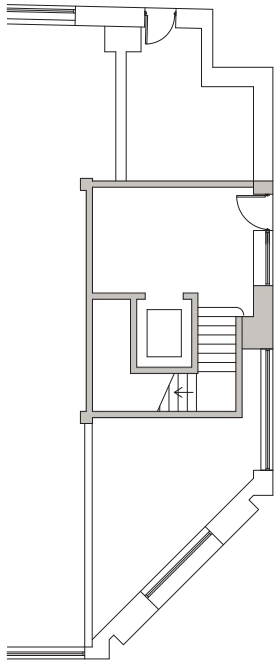
Approx. net internal floor areas:

First floor	2,051 sq ft	190.54 sq m
Second floor	2,070 sq.ft	192.30 sq.m
TOTAL	4,121 sq.ft	382.84 sq.m

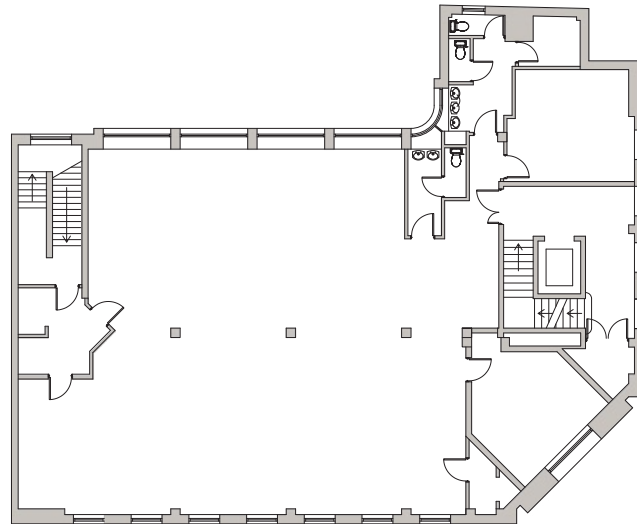


Floor Plans

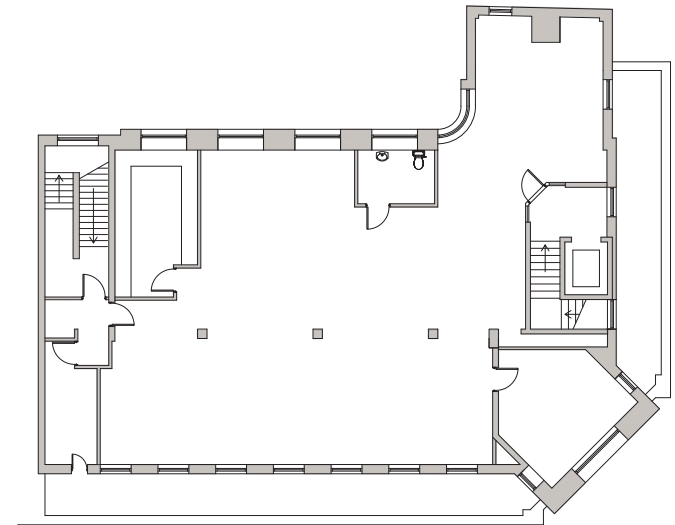
Ground Floor



Second Floor



Third Floor



Lease Terms

The whole is available by way of a new lease on terms to be negotiated. Alternatively, the Landlord may structure proposals in respect of individual floors, in which case occupiers will have shared access over lobbies, landings, stairs and lift. The unit has its own glazed pedestrian entrance facing Castle Street, which leads to a ground floor lobby with lift and stairs to the upper floors.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E (104). A new EPC will be commissioned on completion of the proposed refurbishment works, and it is anticipated that this will demonstrate an improved energy performance.

Broadband/connectivity

A report on the broadband packages available at this address, and the speeds they may offer, is available on request.

Business Rates

To be re-assessed on completion of works and in light of any change of use.

VAT

VAT is applicable to the rent and service charges.

Legal Costs

Both parties to bear their own legal costs in the transaction.

