



Turner Locker
Commercial Property Consultants

On the instructions of Allianz Insurance plc

EXETER
TRINITY COURT
SOUTHERNHAY EAST
EX1 1PG



FIRST FLOOR OFFICE SUITE

TO LET

130 SQM (1,399 SQFT)
WITH 1 CAR PARKING SPACE

Trinity Court, Southernhay East, Exeter

LOCATION

Trinity Court is a modern style office building, in the centre of Exeter's business district, only a short walk from the High Street and City Centre amenities. It is in a prominent location in Southernhay East, and overlooks Southernhay Gardens to the front.

DESCRIPTION

This office suite is situated on the first floor at the front of the building and is accessed by both lift and stairs from the ground floor entrance lobby. Off the first floor landing are men's and lady's toilets together with shared kitchenette facilities.

Two separate doors give access to a well laid out office suite, that measures approximately; **130 sq m (1,399 sq ft)**. It is currently partitioned to offer an entrance lobby; opening to a good sized general office with a sectioned filing / storage area. Three further offices lead off and measure approximately 7.55m x 3.6m, 3.9m x 3.1m & 3.55m x 2.3m.

Heating is by electric storage heaters, and there is a suspended ceiling with cat2 lighting.

One car parking space at basement level is included.

TERMS

The suite is held on an FRI lease by way of Service Charge, to expire on 29 September 2010, at a passing rental to include the car space of £17,300 per annum exclusive. An assignment of this lease is offered or alternatively, our clients are willing to consider a sub-letting until 29th September 2010. The sub lease would be contracted out of the Security of Tenure Provisions Section 24-28 inclusive of Part II Landlord & Tenant Act 1954.

RATES

From VOA Website:-

Rateable Value; £14,750 Rates payable (2010/11) £6,136 to be confirmed.

VIEWING

Turner Locker

Tel: 01392 201 202

Fax: 01392 20 20 44

www.turner-locker.co.uk

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.