



Turner Locker
Commercial Property Consultants

EXETER KINGS WHARF THE QUAY EX2 4AN



**TO LET - OFFICE SUITE
ON FIRST FLOOR – SOUTH**

207 SQM (2,228 SQFT)

LOCATION

Situated on the Quay, overlooking the River Exe, the premises occupy a unique position within easy walk of all City Centre facilities yet with an unrivalled aspect.

DESCRIPTION

Kings Wharf was formed by the conversion of two quayside woollen warehouses dating back to the early 19th Century, linked by a spectacular glazed atrium with lift. Whilst much of the period charm has been retained the buildings now provide good open plan modern office accommodation with video surveillance and video entry system.

The office suite is located on the first floor of the South warehouse with access from both the Quay level at the front and to car park (Level 4) at the rear of the building from Colleton Crescent. The space overlooks the river. Within the suite is a kitchenette and there are men's & ladies toilets on alternate floors of the building.



TERMS

Rental £25,750 per annum. Available with new lease of negotiable term subject to a service charge for the running and maintenance of the building.

Up to two car spaces are available on license at £775 per annum per space.



RATES; from VOA Website; as follows;-

Rateable Value: £18,750

Rates Payable;- Approx; £9,094 (2010/11).

AN ANNUAL SERVICE CHARGE

Includes communal heating system and services, lighting of communal areas, cleaning and maintenance of toilet facilities, security, maintenance of building exterior, and buildings insurance.



VIEWING

By appointment by the Agents Turner Locker

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SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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