



Turner Locker
Commercial Property Consultants

EXETER



NEW NORTH ROAD

EX4 4EP



**MODERN OPEN PLAN OFFICES
SECOND FLOOR WITH LIFT
122 SQ M (1313 SQ FT)**

Option of car parking in secure private car park

2nd Floor – No 3 THE COURTYARD

LOCATION & DESCRIPTION

This is a modern development fronting New North Road in a paved Courtyard setting just off the City Centre. The High Street is nearby and there is easy access to Central Station and Queen Street via Northernhay Gardens. City car parks at Howell Road and King William Street are nearby as are mini-bus services. Access is via a ground floor entrance lobby with entry-phone system and lift / stairs to the second floor. The suite has just been redecorated and upgraded with suspended ceilings, recessed Cat2 VDU-compatible lighting, perimeter trunking, and new carpets. 1 car space is available in the secure car park by annual licence at £1,000 pa.

ACCOMMODATION

The suite is open plan with an outlook over the courtyard to the rear of the building, approx; **122 m2 (1313 ft2)**..

TENURE

New lease for a minimum of 3 years on full repairing and insuring terms by way of a Service Charge (currently circa £3.50 per sq ft per annum + VAT) commencing rental of £15,000 pa exclusive plus VAT.



RATES

From VOA Website:-

Ratable Value	£12,000
Rates Payable	2010/11 £4,992 to be confirmed.

VIEWING

By appointment with the agents:

Turner Locker
Southernhay Lodge
Barnfield Crescent
Exeter EX1 1QT

Contact: Mark Turner or Barry Saunders

Tel: (01392) 201 202.

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SUBJECT TO CONTRACT

Misrepresentation Act

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