



Turner Locker
Commercial Property Consultants

**EXETER
HAMPTON HOUSE
23 LONGBROOK STREET
EX4 6AB**



**2nd Floor Suite 6 - 72sq m / 775sq ft
Lift - Air conditioned - Open Plan**

TO LET - PARKING AVAILABLE

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| LOCATION | Situated just off the City Centre, Longbrook Street runs off New North Road (close to the junction with High Street and Sidwell Street) towards Pennsylvania and the University. It is conveniently located almost opposite the King William Street car park and has easy access to the bus station, Central Station and the High Street. |
| DESCRIPTION | Originally the offices of the Nat West Bank. The property provides open plan air conditioned office space with cat 5 wired compartment trunking, suspended ceilings. entry phone, and communal male and female w.c's. |
| ACCOMMODATION | Suite 6 is situated on the second floor served by a light and airy main staircase and a passenger lift. Car parking is available in a secure car park to the rear of the premises on separate licence. |
| PROPOSAL | The property is offered on a new lease at a commencing rental of £8,950 p.a. Alternatively a 12 month licence may be available subject to negotiation. |
| RATES | From VOA Website;- Rateable Value £7,900 – Rates Payable (2010/11) £3,286 to be confirmed. |

VIEWING: Please contact Turner Locker

Tel: 01392 20 12 02

Fax: 01392 20 20 44

www.turner-locker.co.uk

Subject to Contract – Exclusive of VAT where applicable

Important: 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.