



Turner Locker
Commercial Property Consultants

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



**1st Floor Suite 4 - 72sq m / 775 sq ft
Lift - Air conditioned - Open Plan**

With kitchenette

TO LET - PARKING AVAILABLE

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 and suspended ceilings, entry phone and communal male and female w.c's.

ACCOMMODATION

Suite 4 is situated on the first floor leading off a light and airy main staircase, there is also a passenger lift. This office has a built in kitchenette

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

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