



Turner Locker

Commercial Property Consultants

**4 BARNFIELD CRESCENT
SOUTHERNHAY
EXETER
EX1 1QT**



LOWER GROUND FLOOR SUITE

PARKING AVAILABLE

49.3sq m - Nett Office Area (530sq ft)

FLEXIBLE, COMPETITIVE TERMS

Lower Ground Floor Suite, 4 Barnfield Crescent, Exeter

LOCATION

Barnfield Crescent is a prestigious private crescent running off Southernhay East, Exeter's prime central business district. The Crescent retains a rare degree of tranquility and 'exclusivity' whilst having the High Street and the new retail 'Princesshay' development close by. Also within easy walking distance are the main line 'Central' railway station at Queen Street and the bus station at Paris Street.

ACCOMMODATION; with approximate measurements.

This suite is accessed from the main entrance hallway of 4 Barnfield Crescent with stairs down to a lower hallway.

A glazed inner door opens to the main office which is 11.46m overall, open-plan with 2 areas (5.9m x 4.8m & 5.2m x 4m) divided by a central arch. There is an entrance intercom system, night-store heating with additional overhead combined a/c – heat units, cat 2 lighting, some perimeter trunking, wall recesses and some fitted cupboards with shelving.

Off the lower hallway is a kitchen with fitted units and additional wall shelving. There is also a separate toilet and wash basin – both facilities are for the exclusive use of this office.

Parking

A car spaces is available on a separate annual licence agreement at a cost of £1,500 pa. The Crescent is monitored by CCTV with access controlled by a parking attendant in working hours and an automatic barrier at night.

LEASE

A sub-lease of flexible term is offered until 20/08/2011.

Quoting rental;- £5,500 per annum exclusive.

A service charge applies –details on request.

Rental payments are monthly or quarterly, on request.

RATES from VOA Website;

Rateable Value £5,800. Payable 2010/11 £2,412

On 24 March, the Chancellor of the Exchequer announced that the Government will temporarily increase the level of Small Business Rate Relief (SBRR) so that eligible ratepayers will pay no rates on properties with rateable values up to £6,000, with a tapered relief of between 100% and 0% for properties with rateable values between £6,001 and £12,000. The new levels of relief will be available for 12 months from 1 October 2010 to 30 September 2011.

VIEWING:

By appointment with Turner Locker. **01392 201 202 Fax 20 20 44**

www.turner-locker.co.uk

SUBJECT TO CONTRACT

EXCLUSIVE OF VAT WHERE POSSIBLE

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