



**Turner Locker**

Commercial Property Consultants

# **EXETER SUMMERWAY**

EX4 8DS



## **TO LET SUMMER HOUSE BUSINESS CENTRE**

**UNIT 3**

**GROUND FLOOR - RECEPTION ENTRANCE,  
FIRST FLOOR - CONFERENCE, TRAINING, CALL CENTRE SUITE**

**ONLY £7.92 PER SQ FT**

**319.6 SQ M (3440 SQ FT)**

**ALLOCATED CAR PARKING**

**LOCATION AND DESCRIPTION** Summer House is a Business Centre located in Summerway, near the junction with Exhibition Way, just off the inner bypass. The new ALDI Store and the Sainsburys Superstore are nearby. Summer House has easy access to the city centre, the M5 Motorway, Sowton Industrial Estate and the Exeter Business Park via the improved link road.

**Unit 3;** Measurements are approximate

This office suite offers flexible accommodation suitable for a variety of potential uses including conference use, seminar or presentations, meetings, training, entertainment or call centre - Subject to any specific planning consents.

**GROUND FLOOR;**

**Reception entrance** with display space **44.2 sq m (476 sq ft)**

**FIRST FLOOR;** A large open plan first floor room **166sq m (1786 sq ft)**

**Separate Offices:**

**Office 1;** 34.7 sq m (374 sq ft)

**Office 2;** 10 sq m (108 sq ft))

**Office 3;** 11.6 sq m (125 sq ft)

**Office 4;** 8.5 sq m (92 sq ft)

**Office 5;** 36.6 sq m (394 sq ft)

**Store Room;** 8 sq m (86 sq ft)

Mens & ladies toilets.

Kitchen.

**Total area;** 319.6 sq m (3440 sq ft)

There is allocated parking in front of the building.

**TERMS**

A new FRI lease of negotiable term, £27,250 per annum exclusive + VAT

Only £7.92 per sq ft

**BUSINESS RATES from VOA website;-**

Unit 3; RV £26,750. payable 2010/11 £12,974.

**VIEWING**

**Turner Locker**

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**SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE**

*Misrepresentation Act*

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