



Turner Locker
Commercial Property Consultants

**CONCORD HOUSE
SOUTH STREET
EXETER
EX1 1EG**



TO LET

**ON FLEXIBLE ANNUAL LICENCE
SECURE - BASEMENT - STORE ROOMS**

SECURE STORE ROOMS, CONCORD HOUSE, SOUTH ST, EXETER.

LOCATION & DESCRIPTION

Concord House is a prominent building situated on the corner of South Street & Market Street. On the ground floor are De Viell kitchen showrooms and Mostyns Curtains & Fabrics, with residential flats above. There is access from the front of the building down via stairs, to secure basement levels where there are individual storage rooms, off central corridor. Each room provides a secure lockable store in the city centre with 24hr access. There is lighting and a fire alarm system.

Suitable for 'non hazardous' storage. Note; there is pedestrian access only to these areas, via steps down to two basement levels, & all items must be carried into the building.

The rooms are available, on annual occupancy licences at competitive monthly rentals. A 1-month deposit is required; payment is monthly in advance by standing order + VAT. Rents are payable quarterly in advance and are plus VAT. Tenant has the ability to break the agreement by giving 2 full months advance notice to quit at any time.

Some Racking may available if required, as are some pallets and filing cabinets.

ROOM	SIZE	COST PER CALENDAR MONTH + VAT
Room 1 - 6.8m max x 4.3m = approx 30 sq m	(320 sq ft)	£80
Room 2 - 5.1m x 4.4m = approx 22.4 sq m	(241 sq ft)	£60
Room 3 - 5.1m x 4.4m = approx 22.8 sq m	(245 sq ft) + recess	£65
Room 4 - LET		LET
Room 5 - 7.4m x 5.3m + 3.5m x 2.5m = 48.4 sq m	(520 sq ft)	£130.
Room 6 - 7.2 m x 5.8m = 40.5sqm	(436 sq ft)	£110
Room 7 -LET		LET

VIEWING

By appointment with Turner Locker

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www.turner-locker.co.uk

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

Misrepresentation Act

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