



Turner Locker  
Commercial Property Consultants

# EXETER PHILIP HOUSE HONITON ROAD EX1 3RU



## TO LET

OFFICE UNIT 5, 18.3 SQM (198 sq ft)

Including a car space in on site car park

## Office 5, Philip House

### LOCATION & DESCRIPTION

Phillip House is located off Honiton Road on the main A30 approach into Exeter, about half a mile from Junction 29 of the M5. It is situated directly opposite the Met Office Development. This is an excellent business location being adjacent to the Sowton 'Park & Ride' facility, Exeter Business Park and Sowton Industrial Estate. Exeter Airport is also nearby. Retail units occupy the front of Philip House which has drive around access to the office entrance at the rear. Office 5 is a single room on the first floor and is now available with a new lease. There is a car space included in the car park.

**ACCOMMODATION;** measurements are approximate.

**FIRST FLOOR:** A single office with suspended ceiling, phone & power points, open aspect and tenant parking in the rear car park.

It measures;- 7.8m max X 2.47m. Approx;-18.3sqm (198 sq ft)

A new 3-year lease is offered at a rental of £2,800 per annum exclusive + VAT.

### **Additional Tenant Costs: -**

**Rates:** R.V - £1,925, Rates Payable 2010/11 – £934.

- Small business rate relief may be available.

### **Service Charge:**

Building maintenance etc; £280 + VAT.

Buildings Insurance Approx £110

Tenants are responsible for their own electricity cost - which is separately metered, contents insurance and telecoms costs.

**VIEWING** - By appointment with the Joint Agents:

### **TURNER LOCKER & CO**

Southernhay Lodge  
Barnfield Crescent  
Exeter  
EX1 1QT

Tel; 01392 201202

Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

### **ANTHONY YORK**

1 Aldens Business Court  
7a Chudleigh Rd  
Alphington  
Exeter  
EX2 8TS  
Tel; 01392 205181

### **SUBJECT TO CONTRACT**

**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.