



Turner Locker
Commercial Property Consultants

**EXETER
PHILIP HOUSE
HONITON ROAD
EX1 3RU**



**TO LET
OFFICE UNIT 7**

Approx 71 sq m (760 sq ft)
Including 4 car spaces in on site car park

Office Unit 7, Philip House

LOCATION & DESCRIPTION

Phillip House is located on Honiton Road, the main A30 approach into Exeter, about half a mile from Junction 29 of the M5. It is located directly opposite the Met Office Development in an excellent business location being adjacent to the Sowton 'Park & Ride' facility, Exeter Business Park, and Sowton Industrial Estate. Exeter Airport is nearby. Retail units occupy the front of Philip House which has drive around access to the office entrance at the rear.

Office 7 is a suite of 4 rooms on the ground floor, although offices 2, 3, & 4 could be combined by removal of partitions to create an open-plan space.

The main entrance is from within the main building.

Available with a new lease to include 4 car spaces in the car park.

ACCOMMODATION; measurements are approximate.

Door from main entrance to;

Office 1 / Reception;- 9.1m x 2.5m = 22.6sq m, with built in kitchenette.

Office 2;-9.1m x 1.9m widening to 2.5m = approx 20. sq m

Office 3;- 4.15 x 2.8m = 11.6sq m

Office 4;- 4.7m x 3.5m =16.5 sq m

TERMS:

A new simple lease is offered, at a rental of £7,750 per annum exclusive plus VAT.

Additional Tenant Costs; -

Rates: To be re-assessed.

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Service Charge:

Building maintenance etc; £775 (10% of rent) + VAT.

Buildings Insurance Approx £500 +VAT

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

Small Business Rate Relief

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 the Joint Agents:

TURNER LOCKER & CO

Southernhay Lodge
Barnfield Crescent
Exeter
EX1 1QT

ANTHONY YORK

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SUBJECT TO CONTRACT

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