



Turner Locker
Commercial Property Consultants

The Court
yard

48 NEW NORTH ROAD
EXETER
EX4 4EP



BLOCK 2
GROUND FLOOR OFFICES TO LET
APPROX 167.30 m² (1,800 ft²)
PARKING AVAILABLE
Independent Gas Central Heating and Air Conditioning
Cat 5 wired, existing phone system, Alarmed

LOCATION & DESCRIPTION

This is an office development at New North Road in a paved Courtyard setting just off the City Centre. The High Street and new Princesshay retail development are nearby and there is easy access to Central Station and Queen Street via Northernhay Gardens. City car parks are at Howell Road and King William Street nearby as are mini-bus services.

Access is via a gated entrance to Block 2 - Ground floor entrance with lobby with entry-phone system.

Car parking space is available in the secure car park by annual licence at £1,000 pa. per space.

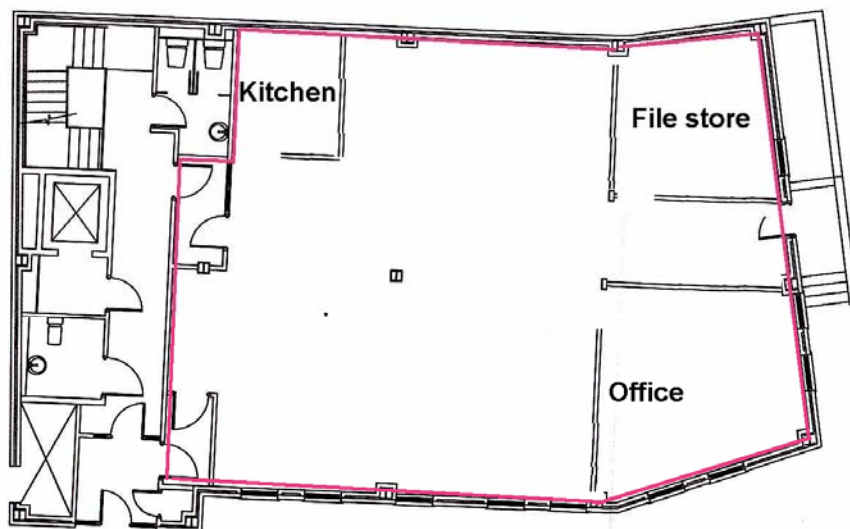


ACCOMMODATION: Measurements are approximate and averaged. Internally the accommodation comprises an open plan general office and is partitioned to provide a separate managers office and a file storage room. There is also a fitted kitchen / staff room. Specification includes gas central heating via a dedicated boiler, air conditioning, Suspended ceilings with recessed lighting and perimeter trunking. The unit is fully cat5 wired for computers and has a telephone system and alarm. The letting can include the furniture.



TOTAL AREA APPROX 167 sq m (1800 sq ft).

The building offers, disabled, male and female WC facilities and an 8 person passenger lift to all floors



Ground Floor

LEASE TERMS

A new lease of negotiable term is offered at a commencing rental of £18,950 pa + VAT.

Service Charge currently approx £3.50 per sq ft per annum + VAT.

Car parking at £1,000 per space



BUSINESS RATES

From VOA Website:-

Rateable Value|: £18,000 - Rates Payable 2010/11 £7,488

VIEWING; Please call:-

TURNER LOCKER

Southernhay Lodge Barnfield Crescent Exeter EX1 1QT

Contact: Mark Turner Tel: (01392) 201 202.

mark@turner-locker.co.uk

<http://www.turner-locker.co.uk/>



Subject to Contract

All costs quoted are subject to VAT

Misrepresentation Act

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.