



Turner Locker
Commercial Property Consultants

No 7 BARNFIELD CRESCENT SOUTHERNHAY, EXETER



**TOP FLOOR OFFICES
TO LET
56.5 SQ M (608 SQ FT)**

Offices at No 7 Barnfield Crescent, Exeter

LOCATION

Barnfield Crescent is an exclusive, private location off Southernhay East, in Exeter's central business district. It is only a few minutes walk from the High Street, and the Princesshay Shopping Centre, with Central Station at Queen Street and the Bus Station in Paris St nearby.

No 7 is an attractive detached property standing at the end of the Georgian terrace which forms the main part of the Crescent. The building is occupied by RH Advertising, and 3 offices on the top floor are offered 'To Let' on inclusive terms. Accessed off the 2nd floor landing these attractive rooms have central heating and comprise;

Office 1, 4m x 3.7m = approx 14.8 sq m (160 sq ft) with rear aspect.

Office 2, 3.9m max x 7.7m max + a deep recess, irregular shape with dormer window to the rear. Net size is approx; 26.3 sq m (283 sq ft)

Office 3, 4.5m x 3.4m + dormer window to front.- 15.3 sq m (165 sq ft)

TOTAL; 56.5 sq m (608 sq ft)

A simple occupancy Licence is offered on flexible, inclusive terms to include; Electricity, Heating, Business Rates, Service Charge & Insurance. Occupiers are responsible for their own telecoms costs and contents insurance.

TERMS

Office 1; £4,800 pa inclusive

Office 2; £7,000 pa inclusive

Office 3; £4,950 pa inclusive

CAR PARKING

Car parking may be available nearby.

VIEWING, Please call Turner Locker.

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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