



Turner Locker
Commercial Property Consultants

EXETER



**STATION MASTERS HOUSE
NEW NORTH ROAD
EX4 4HF**



GROUND FLOOR OFFICES TO LET
89.2sq m (960 sq ft)
PARKING AVAILABLE

LOCATION AND DESCRIPTION

The property is situated close to junction of New North Road with Queen Street (at the Clock Tower) only a few minutes walk from the prime retail shopping pitch, Central Station and close to both the Exeter College and Exeter University campuses.

A ground floor Suite of 4 offices of approx; 89.2sqm (960 sq ft), with an entrance / reception is offered. There is a lower level with staff & kitchen areas & men's and ladies toilets on ground & first floors.

In front of the property are individual private car parking spaces available on separate licence.

ACCOMMODATION; With approximate measurements.

Ground floor;

Reception: 8.73 sq m
Office 1: 14.70 sq m
Office 2: 32.40 sq m
Office 3; 30.70 sq m
Office 4; 11.20 sq m



Lower Ground Floor;

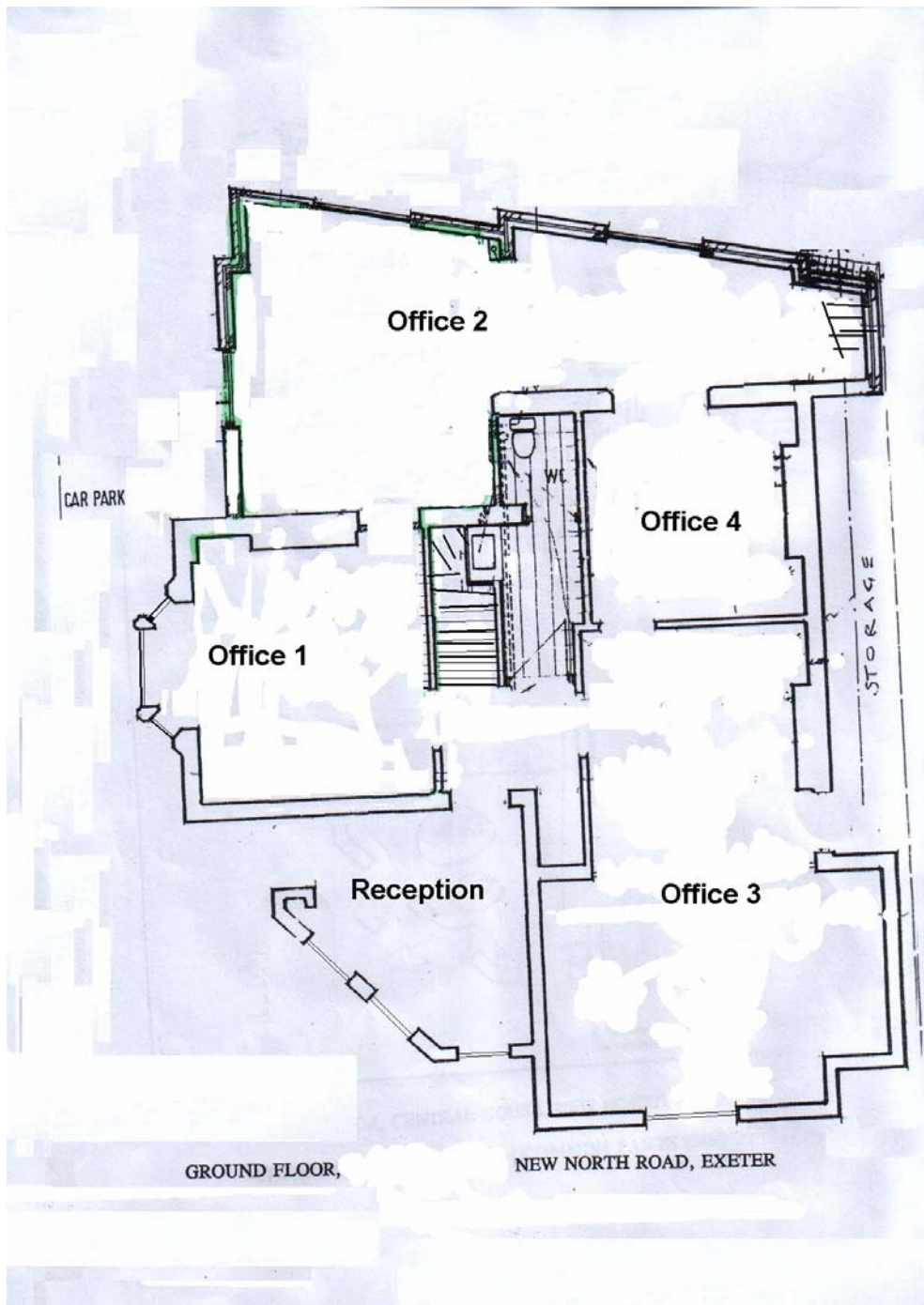
Staffroom/kitchen & store



OUTSIDE	Up to 3 parking spaces available on annual licence. £500 per space.
RATES	Taken from VOA website; RV £14,000. Rates payable 2010/11 £6,790
PROPOSAL	A new lease is offered on FRI terms at a commencing rental of £10,500 (£10.90 per sq ft) per annum exclusive.

VIEWING
TURNER LOCKER 01392 201 202
<http://www.turner-locker.co.uk/>

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE



Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a fully survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.