



Turner Locker  
Commercial Property Consultants

## 5/6 BARNFIELD CRESCENT SOUTHERNHAY, EXETER

EX1 1RF



'A Room with a view'

**Individual Office 18.9 sqm (203 sq ft)**

To let on inclusive flexible terms  
Parking Available

### **3<sup>rd</sup> Floor office, 5/6 Barnfield Crescent, Exeter**

**LOCATION;** Barnfield Crescent is a prestigious private crescent running off Southernhay East, Exeter's prime central business district. In a few minutes walk is not only the city's High Street but also the £175 million Land Securities' retail redevelopment of the Princesshay site. Also within easy walking distance are the Central main line railway station and the bus and coach stations. Despite its central location and accessibility Barnfield Crescent retains a rare degree of tranquility and 'exclusivity'.



#### **ACCOMMODATION**

This is an individual office on the third floor of this period building. Access is from the main entrance and staircase of 5 Barnfield Crescent. There is a toilet on this floor and kitchen (but additionally there are men's and ladies toilets and another communal kitchenette on the lower ground floor). The ground floor has ramped access and a DDA compliant external call point.

Monthly Office costs are shown which are payable by Standing Order in advance. It includes; rent, light, heat, buildings insurance, service charges, water rates, cleaning of common areas.

Tenants are responsible for their own Business rates, telecom costs and for cleaning and maintaining the internal decorative order of their offices.

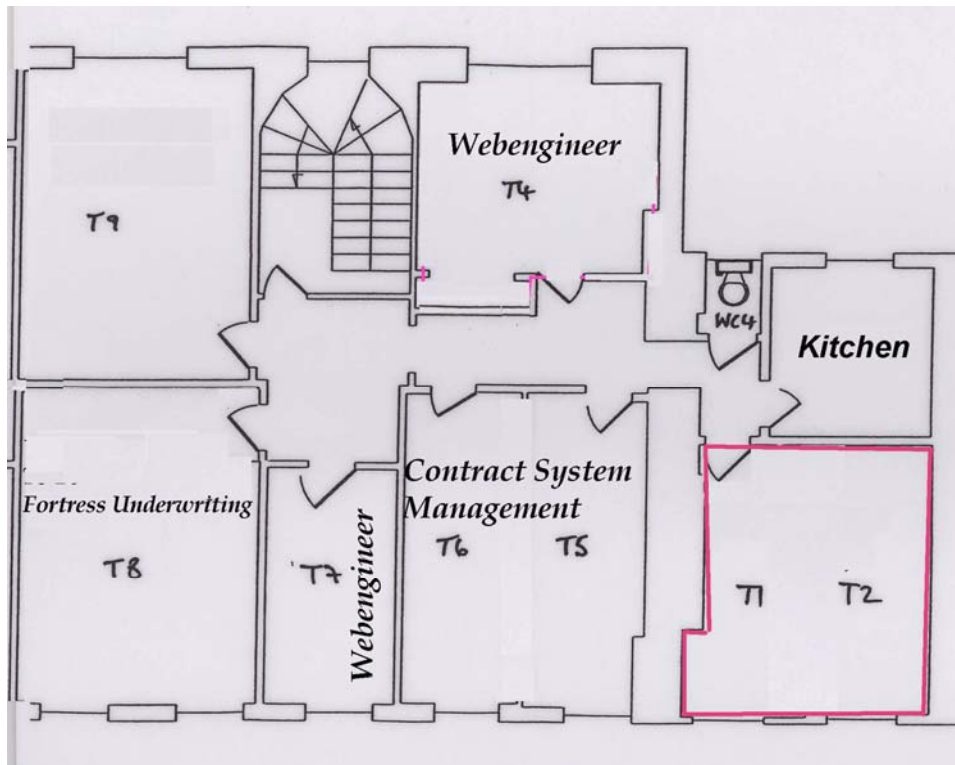
<b>Office</b>	<b>Size-SQM</b>	<b>Monthly Cost</b>
<b>T1/2</b>	<b>17.63</b>	<b>£550.00</b>

Business Rates – Rateable Value £1600 rates payable before relief £776 pa or £64.67 pcm

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. The new levels of relief will be available for 12 months from 1 October 2010 to 30 September 2011.

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Some Car parking spaces may be available on a separate license agreement at £135 pcm per space.



**VIEWING**

By appointment with **Turner Locker.**

**Tel; 01392 201 202**

**fax 01392 20 20 44**

[mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)

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

**SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE**

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