



Turner Locker
Commercial Property Consultants

5/6 BARNFIELD CRESCENT SOUTHERNHAY, EXETER

EX1 1RF



Office T4

To let on inclusive flexible terms
Parking Available

T4 3rd 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 is 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.

<i>Office</i>	<i>Size-SQM</i>	<i>Monthly Inclusive Cost</i>
T4	16.14	£435

Business Rates – Rateable Value £1395 rates payable before relief £676.57 pa or £56.38 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.

CAR PARKING

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

VIEWING

By appointment with **Turner Locker.**

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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