



Turner Locker

Commercial Property Consultants

EXETER

SOUTHERNHAY LODGE

BARNFIELD CRESCENT



GROUND FLOOR OFFICE SUITE

**LEASE FOR ASSIGNMENT/NEW LEASE AVAILABLE
ON THE INSTRUCTIONS OF PROPERTY VISION**

76.52 SQ M (823 SQ FT)

LOCATION

Barnfield Crescent is a private crescent running off Southernhay East in Exeter's prime central business district. It is located just off the High Street and new the 'Princesshay' shopping development. Peaceful and tranquil yet sits within 100 metres of the City's commercial and retail heart. The 'Central' railway station and the bus/coach station are nearby. The Crescent has very much established itself as one of the premier professional locations in the City Centre with additional and unusual benefits of green space and car parking.

Access via buildings main front door and its' black and white tiled entrance lobby, this ground floor suite comprises 3 x offices together with its own store room and kitchenette. Tenants also have access to the Lodges private walled garden.

ACCOMMODATION

Door to:

Office 1/Reception 6.85m x 4.46m (max) – Approx 27 sq m

A light and airy room with high ceilings, built in cupboards and feature fireplace. Door leads to corridor which leads to:

Office 2 4.29m x 2.97m (12.72 sq m)

Overlooking the walled garden. Corridor leads to:

Office 3 6.14m x 4.30m (26.40 sq m)

Again with windows overlooking the walled garden. Corridor leads on to "L" shaped kitchenette and store 4.17m x 1.97m widening to approximately 3.45m

This suite has fitted kitchen units with sink and drainer.

THE AGREEMENT

The property is offered on the assignment of a new lease of an unexpired term of approximately 12 months at a current passing rental of £9,500 per annum on full repairing and insuring terms by way of a service charge.

Alternatively a new lease could be negotiated subject to a surrender of the existing agreement.



CAR PARKING

Car parking spaces are available directly outside the property on a separate license agreement at £135 per month per space.

RATES

Rateable Value: £8,000 per annum
Rates Payable: £3,880 per annum 2010/2011
Ref No 70031700113

Small Business Rate Relief

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, with a tapered relief of between 100% and 0% for properties with rateable values between £6,001 and £12,000. The new levels of relief will be available for 12 months from 1 October 2010 to 30 September 2011.

VIEWING: By Appointment with Turner Locker

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SUBJECT TO CONTRACT EXCLUSIVE OF VAT

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