



**Turner Locker**  
Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

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## **5/6 BARNFIELD CRESCENT**

### **SOUTHERNHAY, EXETER EX1 1QT**



**‘A Room with a view’**  
**Individual 3<sup>rd</sup> Floor Office (T1)**  
**18.9SQ M (203sq ft)**

**To Let on Flexible Terms**  
**Parking Available**



5/6 Barnfield Crescent, Exeter, EX1 1QT, 3<sup>rd</sup> Floor office, (T1)



### **LOCATION**

Barnfield Crescent is a prestigious private crescent running off Southernhay East, Exeter's prime central business district. Close by is the High Street and Princesshay Shopping Centre, and 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-SQ M</b>	<b>Monthly Cost</b>
<b>T1/2</b>	<b>17.63</b>	<b>£599.00</b>



### **BUISNESS RATES**

Rateable Value: £1,550

Rates Payable: Probably nil under Small business Rates Relief scheme (SBRR)

For more photos please [click here](#)

### **CAR PARKING**

Some Car parking spaces may be available on a separate license agreement at £160 pcm per space.

### **VIEWING**

By appointment with

**Turner Locker Barnfield Ltd**  
**Southernhay Lodge**  
**Barnfield Crescent**  
**Exeter EX1 1QT**

**Telephone: 01392 201 202**

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

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