



# Turner Locker Barnfield

Commercial Property Consultants

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## **EXETER 3 COLLETON CRESCENT EX2 4DG**



### **LOWER GROUND FLOOR OFFICES TO LET**

**New Lease – Low Annual Rent**

**57.5 SQ M OF OFFICE SPACE PLUS KITCHENETTE  
AND STORE ROOM**

## LOCATION & DESCRIPTION

Colleton Crescent is situated just off the centre of Exeter overlooking the River Exe and the Canal Basin. No.3 is a period Georgian building with central heating, its own kitchenette and shared male and female toilets. The basement suite comprises of four spare offices.

It is within easy walking distance of both the High Street and the Central Business Area at Southernhay. The Crescent is accessed from Topsham Road / Holloway Street. There is limited on-street and permit parking in front of the building.



Ground floor hallway



View from front door

**ACCOMMODATION** - All measurements are approximate

### Basement Suite

**Gross Area**                      **57.5 sq m (620 sq ft) + Storage 4.3 sq m (46 sq ft)**

The offices are accessed from the main entrance hall, with stairs down to:

<u>Office/Area</u>	<u>Size</u>	<u>Aspect</u>
<b>Office 1</b>	5.17m x 4.53m = <b>23.4 sq m</b>	Windows to the front of the property.
<b>Connecting door to Office 2</b>	3.71m x 2.81m = <b>10.42 sq m</b>	Window to the front of the property with a door to the kitchenette.
<b>Office 3</b>	4.28 m x 3.23m = <b>13.8 sq m</b>	Rear aspect.
<b>Office 4</b>	3.66m x 2.72m = <b>9.95 sq m</b>	Rear aspect.
<b>Walk-in store</b>	3.84m x 1.14m = <b>4.37 sq m</b>	
<b>Outside</b>	There is a small enclosed area at the front of the building accessed from Office 1 and at the rear of the property there is a back door to a small paved area.	



### TERMS

Annual licence agreement with a rental of **£3,750 per annum**. The premise does need some re-decoration and the owners will grant a rent free period in lieu of this.

### BUSINESS RATES – Approximate

Rateable value: £3,350

Rates Payable: £1,413

Rates taken from the VOA website.

Please visit the website at: [www.gov.uk/government/organisations/valuation-office-agency](http://www.gov.uk/government/organisations/valuation-office-agency) or phone Exeter City Council on 01392 265438 for further information and to check if you are eligible for Small Business Rates Relief (SBRR).

### ADDITIONAL COSTS

There is a service charge for the cleaning of the communal areas, the toilets, and external maintenance and building insurance.

### VIEWING

If you would like to arrange a viewing or if you have any queries please Contact:

**Turner Locker Barnfield  
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**Tel: 01392 201202**

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

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

### SUBJECT TO CONTRACT

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