



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)  
web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

## 5 BARNFIELD CRESCENT SOUTHERNHAY EXETER EX1 1QT



### TO LET

‘A Room with a view’  
Individual 3<sup>rd</sup> Floor Office (T7)

**9.7 SQ M (104 SQ FT)**



## LOCATION

Barnfield Crescent is a prestigious, private crescent running off of Southernhay East, Exeter's prime central business district. Close by is the High Street and Princesshay Shopping Centre. Within easy walking distance are Exeter Central railway station and bus stops. 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 a charming period building. Access is from the main entrance and staircase of 5 Barnfield Crescent. There is a WC on this floor and kitchen (additional ladies and gents WC's and communal kitchenette on the lower ground floor).

The office is currently being decorated ready for a new tenant.

Monthly office costs are shown which are payable by standing order in advance. It includes the following:

- Rent
- Light
- Heat
- Buildings insurance
- Service charge
- 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><u>Office</u></b>	<b><u>Size (approximate)</u></b>	<b><u>Monthly Cost</u></b>
<b>T7</b>	10.8 sq m (105 sq ft) 4.2 m x 2.4m	£195.00 (there is no VAT)

A new lease is offered on flexible terms.

## **BUSINESS RATES (approximate)**

Rateable Value: £810.00  
Rates Payable: £389.00

Business rates relief may be available, please visit the VOA website for more information.

## **PARKING**

A car parking space may be available on a separate license agreement at £160 per calendar month per space.



## VIEWING

By appointment only with

**Turner Locker**

**Tel: 01392 201202**

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

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



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

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