



Turner Locker

Commercial Property Consultants

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EXETER
Office/Studios
The Old Mill Store
Exwick Manor
EX4 2AT



OFFICE/STUDIO SPACE from
APPROX 10 -57 SQ M (150 - 625 SQ FT)
TO LET
with Parking.



LOCATION & DESCRIPTION

The whole site, comprising of four houses and one office, sits in approximately 1 acre of mature grounds. Set in a wonderfully quiet and secluded spot with excellent views, within a couple of minutes' walk of the river Exe and within easy reach of Exeter St David's Railway Station.

The Old Mill Store has been recently converted by comedian, author, writer and TV personality **Tony Hawks** and he uses part of the premises as his office/studio. Tony would love to see it become a 'creative hub'.

There is a large communal break-out area with full kitchen. There is also a shower for those who would like to run and cycle to work!

MEASUREMENTS - approximate

<u>Studio/Office</u>	<u>Size</u>	<u>Rent – PCM</u>
Studio 1	3.5m x 3.0m	£295.00
Studio 2	4.6m x 3.0m	£350.00

The 'Grain Store'

Level 1 with door from Exwick Hill with kitchen area

4.27m x 3.84 m

Lobby with shower room and WC

Stairs to Level 2 with door to parking and

Exwick Manor entrance

4m x 4m

Total

32.4 sq m / 348 sq ft **£599.00**

PLANNING USE

B1 offices

PROPOSAL

Units are offered on flexible terms inclusive of heat light power and water

PARKING

Each unit will be allowed one parking space. More parking is available at additional cost.

RATES:

Units are small and should be eligible for small business rate relief. Please visit the VOA website for more information.

VIEWING

By appointment with:

Turner Locker

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Website: <http://www.turner-locker.co.uk/>

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

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