



# Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

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

## **TO LET 18 SOUTHERNHAY WEST EXETER EX1 1PJ**



**Third Floor Office  
36m<sup>2</sup> (395 sq ft)**

**Period Office Building – Exeter’s Business District**

## LOCATION AND DESCRIPTION

No. 18 forms part of a terrace of Georgian buildings at Southernhay West. It is a prestigious location in the centre of Exeter's business district and provides a pleasant working environment with period buildings overlooking communal greens.



The Princesshay Shopping Centre, High Street, and Cathedral Green are close-by. There is metered 'on street' parking outside the building which is close to both public transport and city centre car parks.

The building has central heating, period features and a communal hallway.

**MEASUREMENTS:** approximate

The 3<sup>rd</sup> floor office measures 4.79m x 8.06m and is divided into two areas.

**Total size: 36m<sup>2</sup> (395 sq ft)**

There is shared use of the WC's and kitchenette.



## TERMS

A new lease is offered on negotiable terms for £495 per calendar month. (£5940 pa)

There is a service charge which is currently £1,548.40 per quarter

## BUSINESS RATES – Approximate

Rateable Value: £5,200

Rates Payable: circa £2,300pa

NB: Small business rate relief would apply. Please see the Government VOA website for further information.

## VIEWING

To arrange a viewing please contact **Turner Locker Barnfield:**

Tel: 01392 201202

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

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

## SUBJECT TO CONTRACT

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