



Turner Locker

Commercial Property Consultants

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2 BARNFIELD CRESCENT SOUTHERNHAY EXETER EX1 1QT



Space to let from 53 sq. m up to 370 sq. m

LOCATION

Barnfield Crescent is a prestigious, private road running off Southernhay East/Barnfield Road just opposite the Barnfield Theatre in Exeter's prime central business district. Within about a 200m walk is not only the **Princesshay Shopping Centre** with more than 60 shops, 7 restaurants and over 500 parking spaces, but also the city's High Street.

Also 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 quality of tranquility and exclusivity in the heart of the city. There are communal gardens with benches for the use of tenants and freshly brewed coffee available on site every morning.

ACCOMMODATION

No 2 totals circa 3976 sq. ft over 5 levels and is available as a whole or floor by floor



MEASUREMENTS – approximate

Lower ground circa 591 sq. ft/ 54.90 sq. m in one large open space with ancillary storage. The area could have its own 'front door' from the external steps. Also on this level are communal cloakrooms etc & a shower. This area could easily be split into two areas again each with its own door

£8250pa

Ground Floor – 1409 sq. ft. Very unusual to get this much ground floor space in a Southernhay period building. There are also 6 parking spaces that could be dedicated to the ground floor accessed from the rear. Currently arranged as up to 10 rooms some of these could be combined or connected.

£24,000pa

1st Floor – Two glorious period rooms with high ceilings totalling circa 686 sq. ft

£11,250pa

2nd Floor Three rooms and a kitchen totalling circa 568 sq. ft

£9950pa

3rd Floor large front facing room with a small private office at the rear totalling circa 721 sq. ft

£7750pa



Floor		Sq. ft	Sq. m
Lower ground	Offices stores	591	54.90
Ground	Offices, kitchen	1,409	130.94
First	Offices, kitchen	686	63.70
Second	Offices, kitchen	568	52.79
Third	Offices	721	67.01
TOTAL		3,976	369.34

LEASES

New leases are offered of a negotiable term on full repairing and insuring terms by way of a service charge on a floor-by-floor basis

SERVICE CHARGE & BUILDING INSURANCE

Will be recharged on a proportional basis by % of floor area

CAR PARKING

Spaces are available directly outside the property on a separate licence agreement. At £200 pcm per space plus vat





RATES

Current Rateable Value: £31250
As a single building

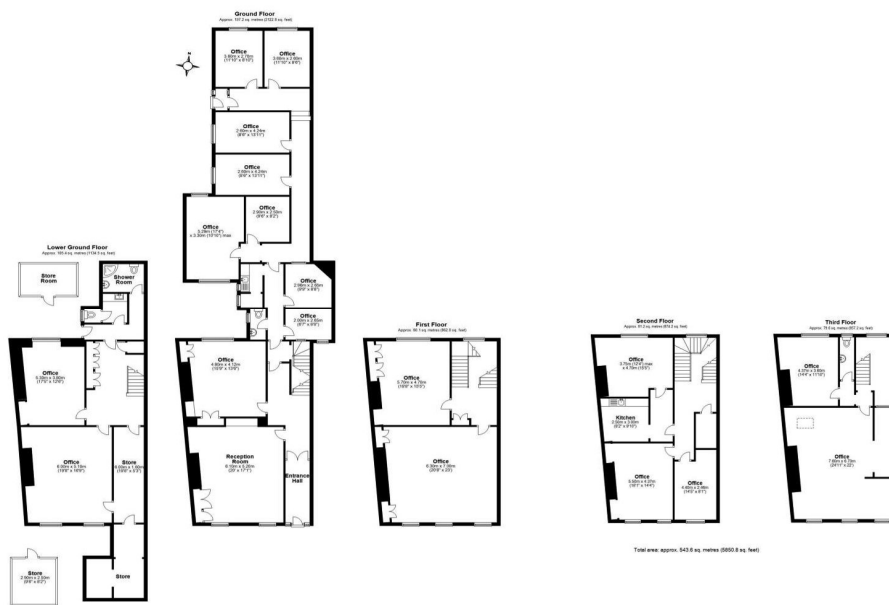
VIEWING

Viewing is by appointment only with **Turner Locker**

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Web: **www.turner-locker.co.uk**



SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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