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
web:www.turner-locker.co.uk

2nd Floor Office/studio space
57 High Street
EXETER
EX4 3DJ

Approximately 55.8 sq m/600 sq ft

LOCATION AND DESCRIPTION

A self-contained office/studio on the second floor of a period building, opposite the Guildhall Shopping Centre, in the heart of Exeter's high street shopping area. It is a light and airy open plan office with gas central heating and shared access to a kitchenette and WC's. There is a shared use of the glazed ground floor door on to the high street which is also used for advertising purposes.

ACCOMMODATION - Approximate Measurements
The Ground Floor is approximately **55.8 sq m / 600 sq ft.**

PROPOSAL
A new lease of negotiable terms is offered at a rental of £6,500 per annum exclusive. The suite is responsible for 20% of the maintenance by way of a service charge.

Business Rates – Approximate

Rateable Value:	£5,400
Rates Payable:	£2,652

Taken from the Government VOA website. Please check the website to see if you are eligible for small business rates relief (SBRR).

ENERGY PERFORMANCE CERTIFICATE

Certificate Number:	0695-9163-9930-1600-3823
EPC Rating:	D

VIEWING
By strict appointment with Turner Locker Barnfield.

Tel: 01392 201 202
Email: **admin@turner-locker.co.uk**
Website: **www.turner-locker.co.uk**

SUBJECT TO CONTRACT

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