



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

4 Baring Crescent EXETER EX1 1TL



OFFICES TO LET

**Fine period building in a secluded central
location**

**From 31.32sq m (337 sq ft) to 194.59 sq. m (2100 sq. ft.)
FLEXIBLE TERMS WITH PARKING AVAILABLE**



DESCRIPTION & LOCATION

Attractive period building in an exclusive city centre location with parking Baring Crescent is a charmingly tranquil location situated just off the main Heavitree Road close to Waitrose just behind the St Luke's campus of Exeter University yet only a brief walk to the central retail district with the advantage of excellent car parking.

Baring Crescent comprising 12 houses was completed by 1828. The houses are built in a semi-circle with gardens and access road and a communal garden to the front.

The Crescent was named after Sir Thomas Baring whose son founded Barings Bank. 3 of the 12 houses were burned out during the Blitz and today 10 of the original 12 houses survive. Although originally described as "superior cottages" they had 8 x bedrooms, butler's pantry, wine cellars, housekeeper's room etc.

No4 is the last remaining in commercial use

We can now offer a variety of small suites. The property has limited car parking available on license.

Private road & gardens





ACCOMMODATION and PROPOSAL

New leases of negotiable term on full repairing and insuring terms by way of a service charge

Tenants will be responsible for their own business rates although these should be subject to small business rates relief.

Ground Floor

A suite of 3 rooms with kitchenette & cloakroom

Shared entrance lobby to corridor

Room 1 5.05m x 10.54 m

Room 2 6.06 x 3.68m with doorway to Room 3 2.47m x 1.90m

Cloakroom, kitchenette

Doorway to rear parking

80.37 sq. m (865 sq. ft.)

Rental £11,250 pa exc

Estimated Rateable value

Mezzanine floor

As single large office divided into two areas by open timber stud work with cloakroom and tea point.

8.51m x 3.68m

31.32 sq. m (337 sq. ft.)

Rental £4,950pa

1st Floor –

a suite of 4 offices with kitchenette & cloakroom

Reception area 3.54m x 2.49m

Room 1 3.98 m (max) x 6.35m

Room 2 9.48m x 4.13m

Room 3 3.9m x 2.72m

82.90 sq. m (892 sq. ft.)

Rental £10,500pa

Parking is available at £1000 per space per annum.

Service charge – estimated for year 1 at £4.50 psf



VIEWING by appointment with **Turner Locker Barnfield** as letting agents for the building

Tel: **01392 201 202**

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

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

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