



Turner Locker Barnfield

Commercial Property Consultants

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**HARRINGTON LANE
PINHOE, EXETER, DEVON, EX4 8NS**



To Let Small business units
With parking.



LOCATION & DESCRIPTION

Prominently situated at the end of Sandpiper Court on Exeter's Harrington Lane, the property is close to the City's inner bypass with access to principal trunk roads and the M5 motorway yet only a few minutes' drive from the City Centre. This edge of town location gives the benefit of ease of access and relatively light traffic despite maintaining excellent communications to all parts of the area.

Sandpiper Court is a two storey, end terraced office building providing flexible self-contained office accommodation with extensive private car parking. It has central heating, and air conditioning in the principal rooms.

Property is currently undergoing some light refurbishment

ACCOMMODATION (Approximate Measurements)

Ground floor

Unit 4

Two connecting room with private door to rear parking area

3.31m x 3.7m plus

2.m x 1.58m

Total 15.4 sq. m

£550 pcm to include one parking space -

Unit 2

Single room of 5.01m x 4.13m

totalling **20.69 sq. m**

£575 pcm to include one parking space

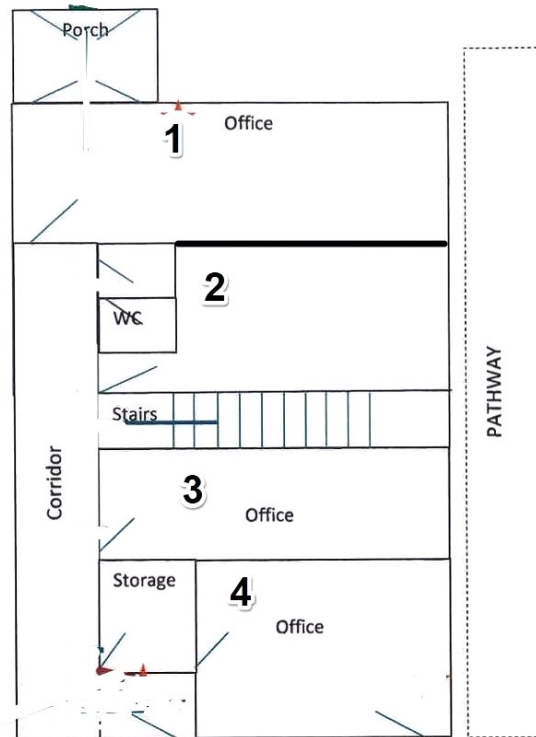
There is a staff toilet and rear lobby with door to car park.

Stairs to a mezzanine floor with another cloakroom & a Kitchenette.

Unit

Pedestrian access is available from both front and the rear of the premises.

To the rear of the property is parking for 9 vehicles.



PROPOSAL

The are offered on a new flexible agreement.

LEGAL COSTS

Each party to bear their own.

VAT

Where applicable





RATES – (Taken from the Government Valuation Office Website)

Rateable Value

Rates Payable

ENERGY PERFORMANCE CERTIFICATE

TBA

VIEWING

By strict appointment with Turner Locker & Co - Tel: 01392 201 202

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

SUBJECT TO CONTRACT

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