



# Turner Locker Barnfield

Commercial Property Consultants

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## **FIRST FLOOR 4 OAKTREE PLACE EXETER EX2 8WA**



**TO LET**  
**FIRST FLOOR OFFICES**  
**WITH 3 CAR PARKING SPACES**  
**116 SQ M (1250 SQ FT)**



## **LOCATION AND DESCRIPTION**

Oaktree Place provides an attractive out of town setting where similar purpose-built offices and business units are set around a paved forecourt with parking areas and landscaping. The scheme is approximately 3.5 miles south of Exeter City Centre with exceptionally easy access to the ring road and links to regional and trunk roads and the M5 motorway.

The first floor of Unit 4 provides self-contained office accommodation with kitchen and WC's and separate staircase access.

The suite is laid out with three separately partitioned offices together with a general office area.

The suite is carpeted and is heated with electric storage heaters and air-conditioning. There is an entry phone, intruder alarm and window blinds throughout.

## **ACCOMMODATION**

|             |            |          |
|-------------|------------|----------|
| First Floor | 1250 sq ft | 116 sq m |
|-------------|------------|----------|

## **LEASE**

A new lease is offered for a term to be agreed upon contributory full repairing and insuring terms.

## **RENT**

£11,950 p.a. exclusive of rates and other outgoings.

## **BUSINESS RATES**

(Taken from the Government Valuation Office Agency website)

Rateable Value:     **£13,000**

## **ENERGY PERFORMANCE CERTIFICATE**

Rated D – certificate available upon request.

## **LEGAL COSTS**

Each party to bear their own

## **VAT**

VAT will be charged in respect of this transaction.

## **VIEWING**

By strict prior appointment with the Sole Agents:



**Turner Locker Barnfield**  
**Southernhay Lodge, Barnfield Crescent, Exeter, EX1 1QT**  
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**SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**

***Misrepresentation Act***

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