



Turner Locker Barnfield

Commercial Property Consultants

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EXETER HAMPTON HOUSE 23 LONGBROOK STREET EX4 6AB



1st Floor Suite 3
122 sq m. / 1,313 sq ft.

TO LET
PARKING AVAILABLE



LOCATION & DESCRIPTION

Situated in the City Centre just behind John Lewis, Longbrook Street is conveniently located almost opposite the King William Street car park and has easy access to the High Street, Bus Station & Central Station.

The property provides open plan air conditioned office space, Cat 5 wired, cable trunking, suspended ceilings and entry phones.

There are communal male, female and disabled toilets.

ACCOMMODATION

Suite 3 is situated on the 1st floor served by a light and airy staircase and a passenger lift. Suite 3 is a very well presented office broken down in to a number of office/meeting rooms.



Measurements (approximate)

Meeting room	4.50 x 3.42 sq m.
Office	3.56 x 2.92 sq m.
Office	2.73 x 2.92 sq m.
Reception office	6.43 x 6.00 sq m. with store room 3.61 x 2.83 sq m.
General office	5.96 x 4.65 sq m. with store/server room 4.64 x 1.48 sq m.
Kitchen/staff room	2.44 x 3.11 sq m.
TOTAL	122 sq m. (1,313 sq ft)



Car parking is available on separate annual license, in a secure car park to the rear of the premises. Please ask for further details.

Suite 4, opposite suite 3 is also available which you can [view here](#). Suite 4 is 775 sq ft.



PROPOSAL

A new lease is proposed for a term to be agreed at a rental of **£14,950.00 per annum exclusive**.

There is a service charge which is **£1,278.79 quarterly**.

RATES - Approximate

Rateable Value : £12,500
Rates Payable: £6,000

Please be advised that small Business Rate Relief may apply. Please visit the VOA website for more details.

VIEWING:

To arrange a viewing please contact:

Turner Locker Barnfield
Tel: 01392 201202
Email: admin@turner-locker.co.uk
Website: www.turner-locker.co.uk

Subject to Contract – Exclusive of VAT where applicable

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