



Turner Locker Barnfield

Commercial Property Consultants

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EXETER HAMPTON HOUSE 23 LONGBROOK STREET EX4 6AB



**3rd Floor Suite 8
61 sq m / 657 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.

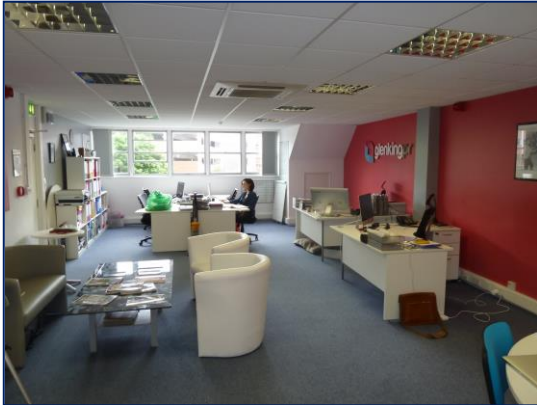


The property provides open plan air conditioned office space, Cat 5 wired, cable trunking, suspended ceilings and entry phones.

There are communal male, female and disabled toilets.

ACCOMMODATION

Suite 8 is situated on the 3rd floor served by a light and airy staircase and a passenger lift. This suite is open plan and has perimeter trunking for power, data and telecoms. The suite has its own kitchenette towards the back of the office.



MEASUREMENTS (approximate)

5.92 x 11.25 sq m / 64 x 121 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.

PROPOSAL

A new lease is proposed for a term to be agreed at a rental of **£7,500 per annum exclusive**.

There is a service charge which is **£639.40 quarterly**.

RATES - Approximate

Rateable Value :	£4,450
Rates Payable:	£2,136

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

Important: The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.