



# Turner Locker Barnfield

Commercial Property Consultants

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**THE FORUM  
2<sup>nd</sup> FLOOR OFFICE  
BARNFIELD ROAD  
EXETER  
EX1 1QR**



**TO LET**  
**156.4 sq m (1,684 sq ft)**



## LOCATION & DESCRIPTION

Located along Barnfield Road, in the heart of Exeter's central business district, The Forum is within easy walking distance to Exeter High Street including shops, café's/restaurants and has great transport links.

The new tenant of this suite would be in good company sharing the building with companies such as Kitsons Solicitors, Ford Simey Solicitors and Parsons Brinkerhoff.

## ACCOMMODATION

This second floor office suite makes up part of The Forum which is a modern office building with the benefit of an open, well-lit lobby with a manned reception desk with lifts to all floors. The available office suite provides a structurally open plan office, although currently there is partitioning in place creating an open plan office, board room, three private break out rooms and a reception area. There is the option to leave the partitioning in place or have it removed to create a larger, open plan office.

This suite has its own private kitchen and has shared use of the WCs located just off of the second floor landing.

## MEASUREMENTS (all measurements are approximate):

Gross internal area: **1,684 sq ft / 156.4 sq m**



## TERMS

A new lease is offered on contributory full repairing and insuring terms at an initial rent of **£27,000 per annum** exclusive. Other terms by negotiation.

A service charge does apply in respect of the Landlord's management of the building which includes the following:



- Concierge costs
- The maintenance of the common and external areas
- The cleaning of the common areas
- Fire alarm testing
- Buildings insurance.

Further details available regarding the service charge on request.

VAT is applicable to both the rent and service charge as set out above.

#### **BUSINESS RATES – approximate**

Rateable Value: £18,250

Rates Payable (2018/2019): £8,760

Please visit the VOA website for further details.

#### **ENERGY PERFORMANCE CERTIFICATE**

Certificate No: 0110-0932-8269-7194-7006

Rating: E

#### **LEGAL COSTS**

Both parties to bear their own legal costs.

#### **VIEWING:**

To arrange a viewing please contact either:

**Turner Locker Barnfield**

**Contact: Mark Turner**

**Tel: 01392 201202**

**Email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)**

**Web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)**

**OR**

**Stratton Creber Comemrcial**

**Contact: Jonathan Ling**

**Tel: 01392 202203**

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### ***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.