



# Turner Locker Barnfield

Commercial Property Consultants

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**LOWER GROUND FLOOR OFFICE SUITE**  
**ARGYLE HOUSE**  
**GANDY STREET**  
**EXETER**  
**EX4 3LS**



**TO LET**  
**Newly Decorated Individual Suite of 2**  
**offices**  
Approximately 48 sq m – Private entrance and ensuite facilities



### **LOCATION & DESCRIPTION**

An attractive period property (Late C17th with C19th alterations) in the heart of Exeter City Centre with accommodation arranged over 5 floors. Argyle House is conveniently located next door to the City's main public library and the Phoenix Art Centre in a quiet backwater between Gandy Street and the Rougemont Gardens. The property has just been fully renovated, with some office suites having their own kitchenette, shower and WC.



### **ACCOMMODATION (Approximate Measurements)**

The lower ground has recently been decorated and boasts its own private entrance and lobby. There are two rooms, each approximately 28 sq m & 16 sq m giving 48 sq m in all.

The suite also has its own shower room and WC.





### **PLANNING USE**

The property has, for a number of years, been occupied as professional offices and consulting rooms for a medical practice.

### **TERMS**

The tenant will be liable for the internal repairs and cleaning of the office and the landlord will maintain the exterior and common parts. The units pay affixed service charge based on 3% of the rental to cover communal upkeep and buildings insurance.

### **RENTAL**

A new lease to be agreed at a rental of £400 per calendar month exclusive.

### **BUSINESS RATES (approximate)**

Rateable Value:	£3,150
Rates Payable:	£1,512

**The suite may be eligible for small business rate relief.** Please visit the VOA website for more details.

Rates have been taken from the VOA website.

### **ENERGY PERFORMANCE CERTIFICATE**

Certificate reference number: 9164-3013-0528-0900-6001

### **VIEWING**

By strict appointment through **Turner Locker Barnfield**

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### ***SUBJECT TO CONTRACT***

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