



Turner Locker

Commercial Property Consultants

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NOTARIES HOUSE CHAPEL STREET EXETER EX1 1AJ



3rd FLOOR OFFICE- SUITE 6

TO LET

3 ROOMS

Approximately 56 SQ M / 603 SQ FT

PARKING AVAILABLE



DESCRIPTION & LOCATION

This quiet yet central location is between Cathedral Close and Princesshay Shopping Centre, with access from Chapel Street or via the steps from Princesshay Square (next to Café Rouge).

Notaries House is a listed, historical property, with a Georgian façade fronting the car park and with a side gate to Choristers Lane giving pedestrian access to adjoining Choristers House and on to Cathedral Close.



MEASUREMENTS: Approximate

The measurements for Suite 6, Third Floor are:

<u>Office</u>	<u>Size</u>	<u>Sq m</u>	<u>Sq ft</u>
Office 1	5.4 m x 4.4 m	23.76 sq m	255.75 sq ft
Office 2	5.54 m x 4.90 m	27.15 sq m	292.24 sq ft
Office 3	2.42 m x 2.14 m	5.18 sq m	55.76 sq ft
Total		56 sq m	603 sq ft

This suite comes with an outlook of the Cathedral and Princesshay. There are shared toilets and kitchen facilities on the basement level and also a small kitchenette on the second floor.

All suites are separately metered with their own independent electrical heating.



RENTAL

A 3 year lease is offered at a rental of £5,950 per annum exclusive plus VAT.

BUSINESS RATES: Approximately

Rateable Value: £2,940
Rates Payable 2017: £1,370

Rates have been taken from the VOA website. The suite may be eligible for small business rate relief. Please visit the VOA website for more details.

CAR PARKING

Parking is available on site on a separate licence basis at a cost of £160 per month per space + VAT.

THE AGREEMENT

A simple standard lease agreement will be available for a negotiable term.

The Landlords will be fully responsible for the maintenance of the exterior and common areas of the building, with the tenant responsible for maintaining the schedule of condition of the offices themselves.

VIEWING

By appointment with

Turner Locker Barnfield

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

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