



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

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5 BARNFIELD CRESCENT SOUTHERNHAY EXETER EX1 1QT



15.4 sq m / 165 sq ft

Single Office To Let

on inclusive flexible terms - Parking Available

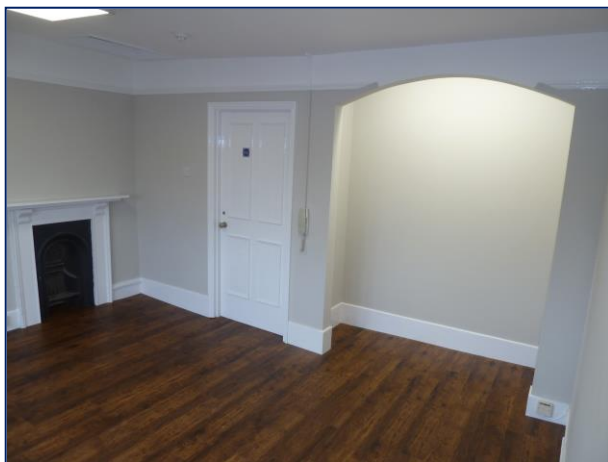
LOCATION

Barnfield Crescent is a prestigious private crescent running off Southernhay East, Exeter's prime central business district. In a few minutes walk from the city's High Street and the Princesshay shopping centre. Also within easy walking distance are the Central main line railway station and the bus and coach stations. Despite its central location and accessibility Barnfield Crescent retains a rare degree of tranquility and 'exclusivity'.



ACCOMMODATION

The office is on the third floor of this period building. Access is from the main entrance and staircase of 5 Barnfield Crescent. There is a toilet on this floor, and kitchen, but additionally there are men's and ladies toilets and another communal kitchenette on the lower ground floor. The office has new LED lighting and has just been redecorated – New flooring will be put down before occupation.



Monthly Office costs are shown which are payable by standing order in advance.

It includes;

- **Rent,**
- **Light,**
- **Heat,**
- **buildings insurance,**
- **Service charges,**
- **Water rates, and**
- **Cleaning of common areas.**

Tenants are only responsible for their own telecom costs and for cleaning and maintaining the internal decorative order of their offices and business rates (and should be able to get 100% small business rate relief)

Office	Size-SQM	Monthly Inclusive Cost
T4	4.1m x 3.38m (plus recess 2m x 0.76m)	£499 pcm

For more photos please [click here](#)

CAR PARKING

Car parking spaces may be available on a separate license agreement.

BUSINESS RATES – Approximate for 2017

Rateable Value: £1350

Rates Payable: £629

Should be eligible for Small Business Rates relief (SBRR), please contact Exeter City Council on 01392 277888 or visit their website for more information.



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VIEWING

By appointment only with

**Turner Locker Barnfield Ltd
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Exeter EX1 1QT**

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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