



Turner Locker Barnfield

Commercial Property Consultants

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EXETER HAMPTON HOUSE 23 LONGBROOK STREET EX4 6AB



1st Floor Suite 4 - 72sq m / 775sq 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 4 is situated on the 1st floor served by a light and airy main staircase and a passenger lift. There is a kitchenette towards the back of the office space.

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 **£7,950 per annum exclusive**.

There is a service charge which is **£754.80 quarterly**.

RATES - Approximate

Rateable Value :	£7,600
Rates Payable (2017):	£3,648

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:

Through 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

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