



Turner Locker

Commercial Property Consultants

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‘The Courtyard Room’ 5 BARNFIELD CRESCENT SOUTHERNHAY, EXETER EX1 1QT TO LET



**Single office To Let
12.46 sq m (135 sq. ft.)
Plus private courtyard & storage
Parking available**



5 Barnfield Crescent, Exeter

LOCATION

Barnfield Crescent is a prestigious private crescent on Southernhay Exeter's prime central business district. Within only about a 200m walk are not only the city's High Street but also Princesshay the shopping and leisure development with more than 60 shops, 7 restaurants and over 500 parking spaces. Also within easy walking distance are the Central main line railway station and the bus and coach stations.

Despite its location in the heart of the city Barnfield Crescent retains a rare degree of 'tranquility and exclusivity' along with period charm and fresh brewed coffee on site. Its within a few hundred metres of [Carluccios restaurant](#) [Yo Sushi](#) [Wagamama](#) [Coffee1](#) [Costa](#) [Nandos](#) and so many more great place to eat or meet not to mention the main Post Office and all the major Banks.



Note suite will be redecorated and LED lighting installed

ACCOMMODATION

The office is accessed from the main entrance of 5 Barnfield Crescent. A light and airy offices plus walk-in storage with its own small private courtyard with two large walk in cupboards

Use of a shared kitchen, cloakrooms and communal gardens. Gas central heating.



Superfast fibre is in the building although occupiers will need to make the own arrangements

Office 3.80m x 3.28m 12.46 sq m (135 sq ft)

With walk-in store 2.2 sq m

Note two further offices are available too currently if required

Agreement

A new flexible agreement offered at £450 pcm inclusive of gas central heating. Utilities and buildings insurance and service charge.

Tenant is responsible for business rates (which are currently eligible for 100% small business rate relief) and their own telecoms 'superfast fibre' is available.

CAR PARKING

Car parking spaces are available directly outside the property on a separate licence agreement, price upon application.

VIEWING By appointment with Turner Locker.

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RATES

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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