



Turner Locker

Commercial Property Consultants

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6 BARNFIELD CRESCENT SOUTHERNHAY EXETER EX1 1QT



TO LET

Ground & 1st Floor with its own front door

PARKING available

119.24 SQ M (1283 SQ FT)



LOCATION

Barnfield Crescent is a prestigious, private road running off Southernhay East/Barnfield Road just opposite the Barnfield Theatre in Exeter's prime central business district. Within about a 200m walk is not only the **Princesshay Shopping Centre** with more than 60 shops, 7 restaurants and over 500 parking spaces, but also the city's High Street.



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 quality of tranquility and exclusivity in the heart of the city.

ACCOMMODATION

This ground floor suite is accessed from its own exclusive entrance direct from the pavement. The suite is currently arranged as 3 separate offices on the ground floor with a private staircase linking the space to the first floor which comprises of a further 4 offices. The intention is to carry out some improvement works to the offices including LED lighting and new finishes. Additional rooms may be available on the lower ground floor, again accessed by a private staircase.





MEASUREMENTS – approximate

Ground Floor

Reception Office	17.56 sq m
Office	24.14 sq m
Private Cloakroom	5.55 sq m
Office	11.89 sq m
TOTAL	53.59 sq m

First Floor

Office	24.22 sq m	
Office	5.81 sq m	Server Room
Office	23.26 sq m	
Office	12.36 sq m	
TOTAL	65.65 sq m	

LEASE

A new lease is offered of a negotiable term on full repairing and insuring terms by way of a service charge.

Rental is £18,950 per annum. Proposals will be considered on a floor by floor basis.

Ground Floor: £9,500 per annum

First Floor: £8,950 per annum

There are additional offices on the lower ground floor.



CAR PARKING

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

RATES

Rates to be re-assessed.

Ground Floor Rateable Value: £6,000

First Floor Rateable Value: £7,500



VIEWING

Viewing is by appointment only with **Turner Locker**

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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