



# Turner Locker

Commercial Property Consultants

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**EXETER  
'THE STABLES'  
IDDESLEIGH HOUSE  
97 HEAVITREE ROAD  
EX1 2NE**



**FULLY SELF-CONTAINED GROUND FLOOR  
OFFICES TO LET**

*Inclusive of heating and water rates*

**67.49 sq m / 726.44 sq ft**

## LOCATION

Situated just off of one of Exeter's principle routes, the premises are actually accessed from Polsloe Road. Nearby occupiers include, Waitrose, Somerfield Supermarket, Heavitree Post Office and a full range of local shops, pubs and takeaway premises, which serve the surrounding residential area.



## ACCOMMODATION & DESCRIPTION

The single storey building, formerly the stables to Iddesleigh House (now a Day Nursery), were recently fully refurbished to a high standard including all services and the installation of a kitchenette and DDA compliant cloakroom.

The offices are open plan but in distinct areas with access from the main car park and a small private courtyard which could be used for parking if required.

## MEASUREMENTS (approximate)

Area	Size	Total	
Reception	4.95 x 2.80 sq m	13.86 sq m / 149.18 sq ft	Opens to areas below....
Area 2	5.68 x 3.49 sq m	19.82 sq m / 213.34 sq ft	'French doors' to Courtyard and open to....
Area 3	5.32 x 3.40 sq m	18.08 sq m / 194.61 sq ft	Open to....
Area 4	4.6 x 3.42 sq m	15.73 sq m / 169.31 sq ft	With kitchenette, door to DDA compliant cloakroom and 'French doors' to the courtyard
		<b>67.49 sq m / 726.44 sq ft</b>	

## PARKING

There are two allocated spaces within the main car park. In addition, if required, the offices may use their private courtyard for parking (another 2/3 cars).

## PROPOSAL

To be offered on a new 3 years lease with a break clause at 24 months at a rental of **£13,950 per annum** being *inclusive* of service charge, heating, business rates, buildings insurance and water rates, inclusive on the basis of 2 months rental deposit and then monthly payments in advance.



## VAT

No VAT

## EPC

Certificate Number: **9853-3082-0425-0700-3725**

Rating: **E**

## VIEWING

To arrange a viewing please contact

**Turner Locker Barnfield**

**Tel: 01392 201202**

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**Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)**

**SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE**

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