



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

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**'THE BOARDROOM'
5 BARNFIELD CRESCENT
SOUTHERNHAY
EXETER
EX1 1QT**



TO LET

**Two office suite
PARKING AVAILABLE
45.73 sq. m (495 sq. ft.)**



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. It's within a few hundred metres of Carluccios restaurant, Yo Sushi, Wagamama, Coffee1, Costa, Nandos and so many more great places 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 lower ground floor is accessed from the main entrance of 5 Barnfield Crescent or via a pair of external staircases to a private front door. A pair of light and airy offices plus storage with a shared kitchen, cloakrooms and gas central heating.

MEASUREMENTS – Approximate

<u>Room</u>	<u>Size</u>	<u>Sq m</u>	<u>Sq ft</u>
The 'Boardroom'	8.33m x 4.28m	35 sq m	384 sq ft
With a walk-in store and door to: Office 2	3.78m x 2.84m	10.73 sq m	115 sq ft
TOTAL		45.73 sq m	492 sq ft



Note: A further two small offices are currently available if required. Please ask for more details.

AGREEMENT

A new flexible agreement offered at £1,250 per calendar month *inclusive of gas central heating. Utilities and buildings insurance and service charge.*

RATES

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



Currently Small Business Rate Relief, which started on 1 October 2010. The measure doubles the usual rate of relief so that ratepayers with rateable values below £6,000 pay no rates while ratepayers with rateable values between £6,000 and not more than £12,000 receive tapered relief from 100% – 0%.

Please contact Exeter Council for more details.

CAR PARKING

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

VIEWING

Viewings are by appointment with **Turner Locker:**

Tel: 01392 201202

Email: mark@turner-locker.co.uk

Web: www.turner-locker.co.uk

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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