



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: mark@turner-locker.co.uk
web: www.turner-locker.co.uk

**‘The Courtyard Room’
5 BARNFIELD CRESCENT
SOUTHERNHAY
EXETER
EX1 1QT**



**TO LET
SINGLE OFFICE
12.46 sq m (135 sq ft)
Plus private courtyard & storage
Parking available**



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 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.

There is the 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.



MEASUREMENTS – Approximate

<u>Room</u>	<u>Size</u>	<u>Sq m</u>	<u>Sq ft</u>
Office	3.80m x 3.28m	12.46 sq m	135 sq ft
With a walk-in store		2.2 sq m	24 sq ft

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

AGREEMENT

A new flexible agreement offered at £450 per calendar month *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

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

Tel: 01392 201202

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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