



Turner Locker

Commercial Property Consultants

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UNIT A
Bartholomew Studios
Bartholomew Street West
Exeter
EX4 3AJ



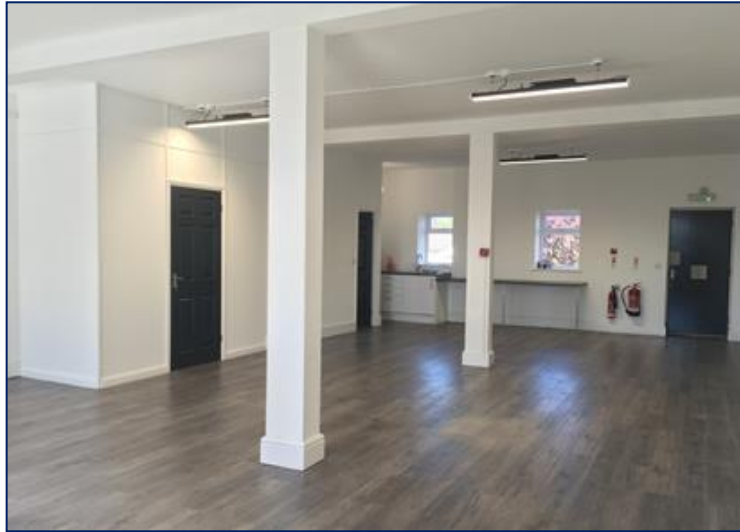
OFFICE STUDIO SPACE
APPROX 74 SQ M (796 SQ FT)
TO LET



LOCATION and DESCRIPTION

Bartholomew Studios are to the rear of McCoys Arcade, situated just off Fore Street on Bartholomew Street West.

This newly created office is accessed from the rear of the Picture House Cinema parking area. The office is self-contained with its own services, cloakroom and kitchenette. With lots of natural light and wooden-style flooring, it has an open, contemporary feel that would suit most office users.



APPROXIMATE MEASUREMENTS:

Depth	11.35m
Internal average width:	6.65m
Gross area:	74 sq m (796 sq ft)



PLANNING USE

B1 offices

PROPOSAL

A new lease is to be agreed at a rental of £7,950.00 per annum exclusive.
A 3-month rent deposit is required.

OTHER COSTS: Approximate

Annual Service Charge:	£275.00 per quarter
Variable Buildings Insurance:	£80.00 per annum

RATES: Approximately

Rateable Value:	£4,850.00
Rates Payable:	£2,328.00



Rates have been taken from the VOA website. Please contact the Council for confirmation of rates for further information.

VIEWING

By appointment with

Turner Locker

Tel: 01392 201202

Email: admin@turner-locker.co.uk

Website: <http://www.turner-locker.co.uk/>

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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