



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
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***‘Probably Southernhay’s smallest but
cheapest office’***

**‘THE BOLT HOLE’ GARDEN FLOOR
5 BARNFIELD CRESCENT
EXETER
EX1 1QT**



TO LET

Single, very small office

Redecorated and LED lighting installed

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 mainline 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, 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 Banks.



ACCOMMODATION

What is most probably Southernhay's smallest but cheapest office, this single office is suitable for one person and is accessed from the main entrance of 5 Barnfield Crescent. This space is ideal for someone who doesn't want to work from their spare bedroom or share co-work space with others. There is an additional storeroom that could also be available if required. There is the use of a shared kitchen, cloakrooms and communal gardens. Gas central heating is included in the price. Superfast fibre is in the building although occupiers will need to make their own arrangements.

AGREEMENT

A new flexible agreement is offered at £175.00 per calendar month inclusive of gas central heating, utilities, buildings insurance and service charge.

The 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 only with **Turner Locker**.

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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