



Turner Locker

Commercial Property Consultants

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EXETER HAMPTON HOUSE 23 LONGBROOK STREET EX4 6AB



**2nd Floor Suite 5 - 122sq m / 1313 sq ft
Lift - Air conditioned – Modern Space
TO LET Parking available**



LOCATION

Situated in the City Centre just behind the John Lewis store, Longbrook Street runs off New North Road (close to the junction with High Street and Sidwell Street) towards Pennsylvania and the University. It is conveniently located almost opposite the John Lewis car park and has easy access to the bus station, Central Station and the High Street.

DESCRIPTION

The property provides open plan air conditioned office space with private offices behind a Georgian Façade. Cat 5 wired 3 compartment trunking, suspended ceilings, entry phone and communal male and female w.c's.
The suite has 4 offices and its own kitchen.

ACCOMMODATION

Suite 5 is situated on the second floor served by a light and airy main staircase and a passenger lift.

Car parking is available in a secure car park to the rear of the premises on separate licence.

PROPOSAL

The property is offered on a new lease at a commencing rental of £14,950 p.a. Alternatively a 12 month licence may be available subject to negotiation.





RATES Taken from Valuation Office Authority Website (you are advised to check with the Local Authority as you may be entitled to small business rate relief)

Rateable Value £12,500 Rates Payable 2019/20 £6,137.50 approx.

VIEWING: Please contact Turner Locker

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Subject to Contract – Exclusive of VAT where applicable

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