



Turner Locker

Commercial Property Consultants

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EXETER
Office/Studios
The Old Mill Store
Exwick Manor
EX4 2AT



OFFICE/STUDIO BUILDING
APPROX 97 SQ M (1043 SQ FT)
TO LET
with parking and private garden



LOCATION & DESCRIPTION

Set in a wonderfully quiet and secluded spot with excellent views, within a couple of minutes' walk of the river Exe and within easy walking distance of Exeter St David's Railway Station.

The Old Mill Store was converted by comedian, author, writer and TV personality **Tony Hawks** as his office/studio. Now that he's using it less he intends to let the whole property, but may consider letting part. The accommodation arranged over 3 floors has a private garden and parking.

There is also are showers for those who would like to run and cycle to work!

MEASUREMENTS - approximate

Ground floor

Entrance hall to

Office 1 3.53 x 3.14

Shower room cloakroom & utility area

Office 2 with kitchen – 7.5m x 5.18m

Office 3 4m x 4m

Stairs down to rear facing office with its own door from Exwick Hill

Office 4 4.1m x 3.9m with kitchen

Cloakroom with shower & WC

1st Floor

Office 5 3.52m x 3.12m

Office 6 4.66m x 3.16m

Bathroom

Total Net lettable area of circa 97 sq m

PLANNING USE

B1 offices

PROPOSAL

Offered on flexible terms at £14,950pa

PARKING

for several cars on site is included

RATES:

Rateable Value £6200

Should be eligible for small business rate relief. Please visit the VOA website for more information.

VIEWING

By appointment with:

Turner Locker

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

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE



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