



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

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

**Suite 5B
Notaries House
Chapel Street
Exeter
EX1 1AJ**



TO LET

26.32 sq m / 283 sq ft

2nd floor single office

**Flexible terms with parking available on a space
licence**



DESCRIPTION AND LOCATION

Notaries House is located in the City's commercial and historical heart, between Cathedral Green and the Princesshay Shopping Centre.

This is a historic building with both Medieval and Georgian elements, refurbished throughout providing unique office accommodation.



The property's principle access is through the Princesshay retail scheme and almost uniquely this location benefits from its own private car park.

Office 5B is located on the second floor and offers views of both the Cathedral and Princesshay. This office has the use of a shared kitchen and separate men's and ladies WC's.



ACCOMMODATION - Approximate sizes

Suite 5B: 4.7 m x 5.6 m

TOTAL: 26.32 sq m / 283 sq ft



TERMS

A simple standard lease agreement will be available for a negotiable term for a rent of £4,500.00 plus VAT per annum exclusive.

The Landlords will be fully responsible for the maintenance of the exterior and common areas of the building via a service charge, with each tenant responsible for internal maintenance of their office.

This suite is responsible for 6.345% of the service charge which is currently circa £415.28 as well as a percentage of the buildings insurance.

CAR PARKING

Parking is available on site on a separate licence.

VIEWING

Viewing is by appointment only with **Turner Locker Barnfield** as letting and managing agents for the building:

Tel: **01392 201 202**

Email: [**admin@turner-locker.co.uk**](mailto:admin@turner-locker.co.uk)

Web: [**http://www.turner-locker.co.uk/**](http://www.turner-locker.co.uk/)



SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.