



Turner Locker Barnfield

Commercial Property Consultants

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**‘Baring House’
6 Baring Crescent
EXETER
EX1 1TL**



GROUND FLOOR OFFICE TO LET

Fine period building in a secluded central location

FLEXIBLE TERMS WITH PARKING AVAILABLE



DESCRIPTION & LOCATION

Baring Crescent is a charmingly tranquil location situated just off the main Heavitree Road close to Waitrose and the main Police Station, just behind the St Luke's campus of Exeter University. The property is located in the City Centre being only a brief walk to the central retail district yet benefits from a quiet setting with the advantage of excellent car parking.

Work commenced on building Baring Crescent in September 1818 and 12 houses were completed by 1828. The houses are built in a semi-circle with gardens and access road and a communal garden to the front.

The Crescent was named after Sir Thomas Baring whose son founded Barings Bank. 3 of the 12 houses were burned out during the Blitz and today 10 of the original 12 houses survive. Although originally described as "superior cottages" they had 8 x bedrooms, butler's pantry, wine cellars, housekeeper's room etc.

We can now offer a ground floor office with communal facilities including a kitchen and cloakrooms. The property has a substantial car park to the rear where allocated spaces can be made available and visitor parking is possible.

ACCOMMODATION and PROPOSAL

Room 3 is offered with the certainty of an all-inclusive fixed rental and service charge. Tenants will also receive a utility bill for power consumption and water rates based on the area occupied. Tenants will be responsible for their own business rates although these should be subject to small business rates relief.

Room	Area Meter Squared	Area Square Foot	% Recharge for Utilities	Rent Per Annum
Ground Floor Room 3	28.20	303.54	18.30%	£7550 + vat

Parking to the rear of the property will be allocated at £850 + vat per space per annum.

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

Tel: **01392 201 202**

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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