



Turner Locker Barnfield

Commercial Property Consultants

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'Hampton House' **23 Longbrook Street** **EXETER** **EX4 6AB**



2nd FLOOR SUITE 5 **TO LET**

Modern space with air conditioning

FLEXIBLE TERMS WITH 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 & PROPOSAL

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 a separate license.

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.

Room	Area Meter Squared	Area Square Foot	Rent Per Annum	Service Charge (2020/21)	Insurance Charge (2019/20)
2 nd Floor, Suite 5	122	1313	£14,950	£1,324.30 per-quarter	£465.35 per annum

RATES

Rates taken from the 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 2019/2020 approx. £1,104.75 payable per annum.





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

Contact: mark@turner-locker.co.uk or anna@turner-locker.co.uk

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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