



# Turner Locker

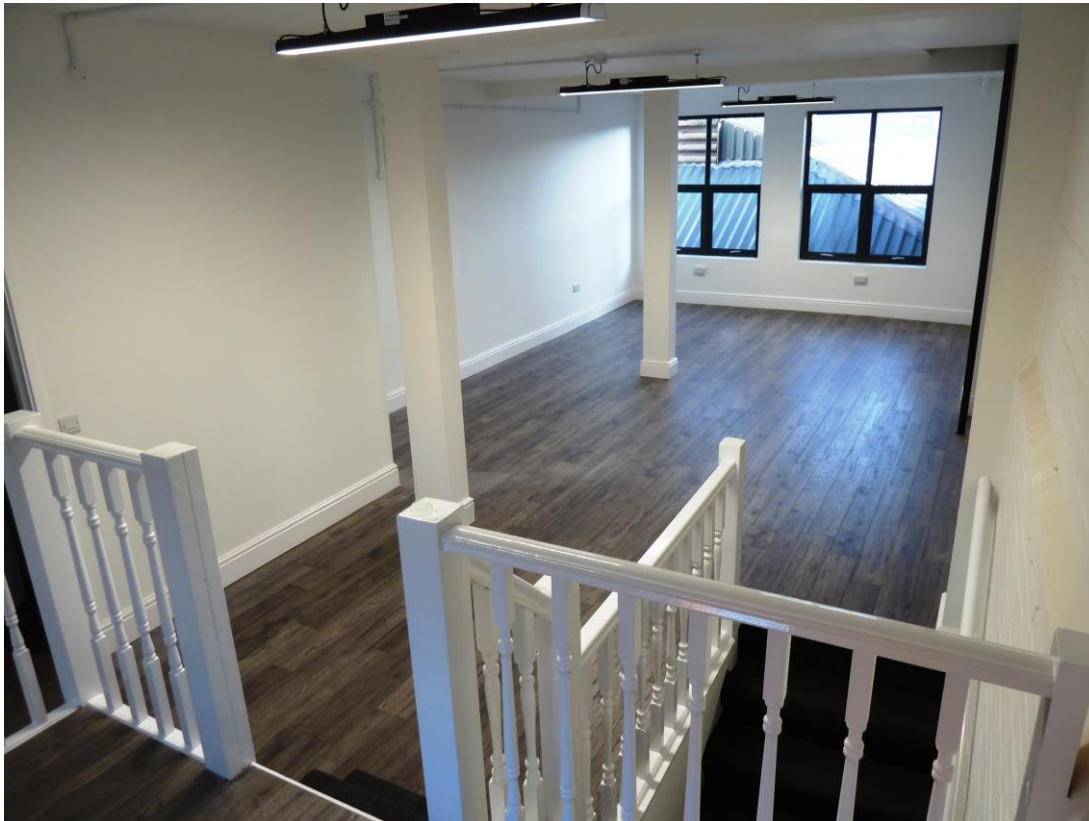
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## **Studio B Bartholomew Studios Bartholomew Street West EX4 3AJ**



**OFFICE STUDIO SPACE  
APPROX 55 SQ M (591 SQ FT)  
TO LET**



#### **LOCATION & DESCRIPTION**

Bartholomew Studios are to the rear of McCoys Arcade, situated just off Fore Street on Bartholomew Street West. The arcade itself is well known and offers a unique undercover shopping area with a diverse range of Fashion, Designer & Retro Clothing, Fashion Accessories, Music, Musical Instruments, Games & Gifts and a popular pavement style Cafe.

This newly decorated office is situated to the rear of the arcade with access past the Picture House Arts cinema. The office is self-contained with its own cloakroom and kitchenette.

#### **APPROXIMATE MEASUREMENTS:**

<b>Depth</b>	11.22m
<b>Internal average width:</b>	4.90m
<b>Gross area:</b>	55 sq m (591 sq ft)

#### **PROPOSAL**

A new lease is to be agreed at a rental of £5,000 per annum exclusive, a 3-month rent deposit is required.

#### **RATES: Approximately**

Rateable Value: £3,250

Rates have been taken from the VOA website.



**VIEWING**

By appointment with

**Turner Locker**

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**SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**

**Misrepresentation Act**

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