



# 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 is arranged over 3 floors and has a private garden and parking.

There are also 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 and 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 and WC

1<sup>st</sup> 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 £14,950 pa

## **PARKING**

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**

Viewing is by appointment with **Turner Locker**.

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