



Turner Locker Barnfield

Commercial Property Consultants

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Kings Wharf The Quay EXETER EX2 4AN



2nd FLOOR SOUTH OFFICE SUITE TO LET

217.7M² (2,344 SQFT)



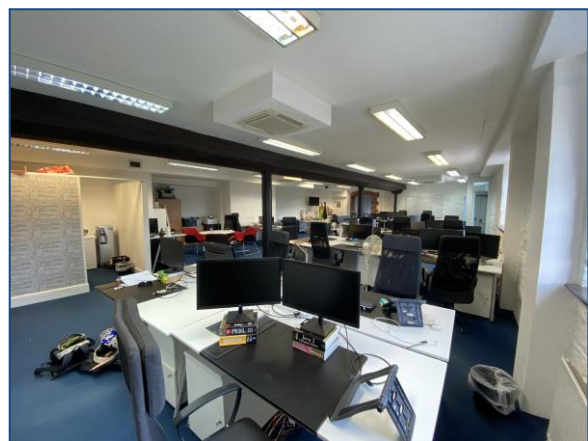
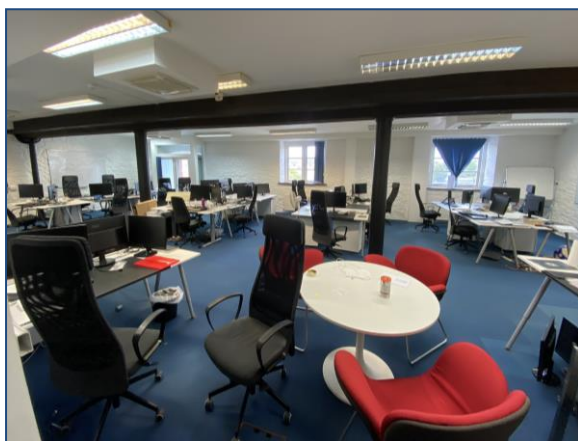
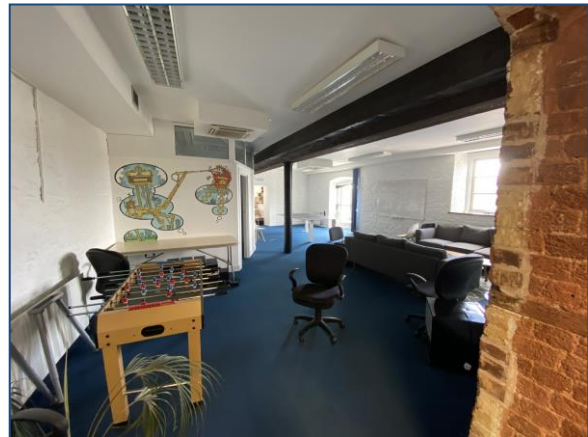
DESCRIPTION & LOCATION

This Suite is situated on the Quay overlooking the River Exe, with an unrivalled aspect, it is a unique location within easy walk of all City Centre facilities. Kings Wharf was formed by the conversion of two quayside woollen warehouses dating back to the early 19th Century, linked by a glazed atrium with lift to all floors. Whilst the period appeal has been retained, the buildings now provide modern open plan office accommodation with video surveillance, video entry system and car park.

This Suite is located on the 2nd floor of the South Warehouse with access from both the Quay level, at the front, and to car park (Level 4) at the rear of the building, accessed via Colleton Crescent. These offices have considerable character with natural stone walls and vertical cast iron columns but with a contemporary feel. The former loading doors have been retained with the windows overlooking the river.

Inbuilt features include; central heating, air conditioning, Cat2 compliant lighting, recessed floor sockets and a well-appointed staff kitchenette.

Men's and ladies toilets and newly refurbished shower facilities are off the building's atrium.





TERMS

Available with new short-term, Sub-lease, with rolling annual break option in favour of the head leaseholder. There is a service charge for the running and maintenance of the building.

Rental: £30,472 per annum exclusive plus VAT.
Car spaces may be available, £1,990 per annum plus VAT. on an annual licence.

RATES

Rateable Value: £21,750 (taken from the Government website)



ANNUAL SERVICE CHARGE

The annual service charge includes the communal heating system and services, lighting of communal areas, cleaning and maintenance of toilet facilities, security, maintenance of building exterior, and buildings insurance. More details on request.

VIEWING

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

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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