



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)  
web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

**‘The Station Masters House’  
New North Road  
EXETER  
EX4 4HE**



**OFFICES TO LET  
2 ROOMS**

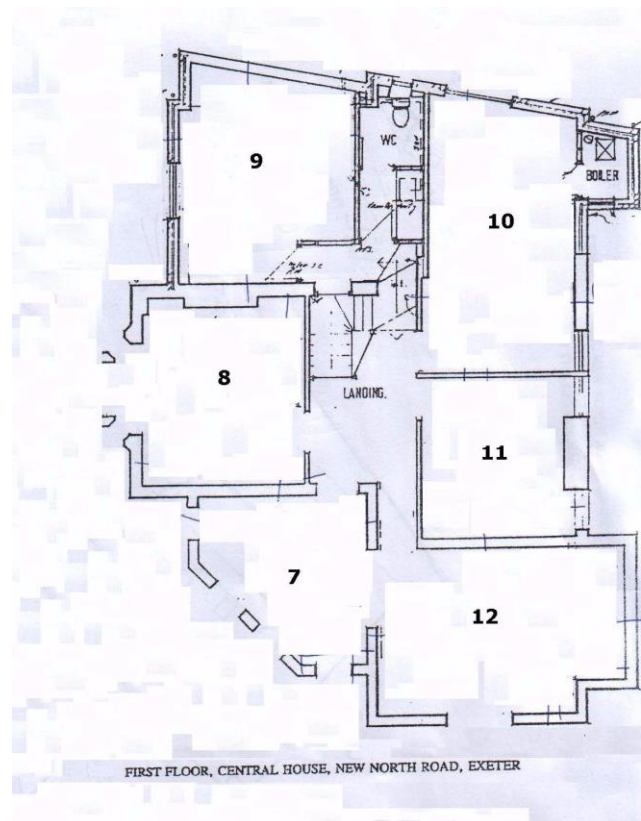
**25.73sq m (277sq ft)**

## LOCATION & DESCRIPTION

The Station Masters House is situated close to the junction off New North Road with Queen Street (at the Clock Tower) in an extremely visible and central location. Only a few minutes walk from both Exeter Central Station and High Street shopping, situated close to both the Exeter College and Exeter University campus. The property was extended and refurbished in recent years into offices.

## LAYOUT- MEASUREMENTS approximate

Offices 7 and 12 are two adjoining rooms on the 1<sup>st</sup> floor overlooking the front of the building measuring 25.73 sq m (277sq ft). The rooms are available separately.



## TERMS

The offices are offered on an inclusive licence basis at £460 per calendar month. Payment to include business rates, insurance, service charge, cleaning of common parts and heating. Individual tenants will be responsible for maintaining the interior of their room, and installing their own telephone lines.

## ENERGY PERFORMANCE CERTIFICATES

To check EPC information please log on to <https://www.ndepcregister.com/> and enter the certificate reference number – 0396-2194-3530-7190-2203

## VIEWING

Viewing by appointment with Turner Locker Barnfield

Tel: 01392 201 202

Email: [admin@turner-locker.co.uk](mailto:admin@turner-locker.co.uk)

Web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

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

*Misrepresentation Act*

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