



# Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

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

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



**2<sup>nd</sup> 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 <sup>nd</sup> Floor, Suite 5	122	1313	£14,950	£1,324.30 per-quarter	£465.35 per annum

## RATES approximate

Rateable Value:

£12,500

Rates Payable (2019/2020):

£1,104.75 payable per annum

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).





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

Contact: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) or [anna@turner-locker.co.uk](mailto:anna@turner-locker.co.uk)

Tel: 01392 201 202

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

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

*Misrepresentation Act*

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded.

Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.