



# Turner Locker Barnfield

Commercial Property Consultants

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**Suite 5B  
Notaries House  
Chapel Street  
Exeter  
EX1 1AJ**



**TO LET**

**26.32 sq m / 283 sq ft**

**2<sup>nd</sup> floor single office**

**Flexible terms with parking available on a  
space licence**



## DESCRIPTION & LOCATION

Notaries House is located in the City's commercial and historical heart, between Cathedral Green and the Princesshay Shopping Centre.

This is a historic building with both Medieval and Georgian elements, refurbished throughout providing unique office accommodation.

The property's principle access is through the Princesshay retail scheme and almost uniquely this location benefits from its own private car park.



Office 5B is located on the second floor and offers views of both the Cathedral and Princesshay. This office has the use of a shared kitchen and separate men's and ladies WC's.

## ACCOMMODATION - Approximate sizes

Suite 5B: 4.7 m x 5.6 m  
**TOTAL: 26.32 sq m / 283 sq ft**





## **TERMS**

A simple standard lease agreement will be available for a negotiable term for a rent of £4,500.00 plus VAT per annum exclusive.

The Landlords will be fully responsible for the maintenance of the exterior and common areas of the building via a service charge, with each tenant responsible for internal maintenance of their office.

This suite is responsible for 6.345% of the service charge which is currently circa £415.28 as well as a percentage of the buildings insurance.

## **CAR PARKING**

Parking is available on site on a separate licence.

## **VIEWING**

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

Tel: **01392 201 202**

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

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

### *Misrepresentation Act*

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