



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
web: www.turner-locker.co.uk

City Centre Garage workshop premises With parking



Work shop premises with yard space
220 sq.m of workshop & stores plus
92 sq. m. of covered yard area
square feet
Totalling 311 sq m / 3353 sq ft



DESCRIPTION

Main workshop unit 9.44m x 7.39m

Door to

Office & store 5.31m x 2.64 m with double timber doors to yard

External Covered area 11.47 x 7.99m

Separate store 4.64m x 2.6m average

Steep wooden stairs to

Mezzanine store 4.64 x 2.58

Steps up to

Office 3.34 x 3.22



Externally a walled yard , concreted surfaced, with several car parking spaces

TERMS:

A new contributory full repairing and insuring lease is available for a term to be agreed.
Each party to bear their own legal costs incurred with the transaction.

RENT:

£14,950 per annum exclusive, vat payable if applicable

BUSINESS RATES: Rateable value is £5400

ENERGY PERFORMANCE CERTIFICATE (EPC):

currently exempt, being an unheated environment.



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

Tel: **01392 201 202**

Website: www.turner-locker.co.uk

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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