



Turner Locker Barnfield

Commercial Property Consultants

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10 Southernhay West Exeter EX1 1JG



THIRD FLOOR OFFICES TO LET

Fine period building in City centre location

586sq. ft (54.5sq.m)



DESCRIPTION & LOCATION

Number 10 is a fine end of terrace Georgian building, standing on the corner leading through to Cathedral close, and the City Centre beyond. Southernhay is the business district of the City, providing a pleasant working environment of mostly Georgian buildings overlooking communal greens. This is a third floor suite comprising 4 offices. With gas-fired central heating, the use of toilet and kitchenette on the lower ground floor. There is also a loft, providing useable storage space.

ACCOMMODATION and PROPOSAL

With approximate measurements:-

Glazed ground floor entrance lobby with security entrance phone, stairs to 3rd floor landing.

Door opens to suite and offices lead off:

Office 1- 3.80m x 2.53m = 9.6sqm, rear aspect

Office 2- 3.85m x 3.87m = 14.9sqm, double aspect to rear & side

Office 3- 4.59m x 3.81m = 17.5sqm, double aspect to side & front

Office 4- 3.84m x 3.25m = 12.5sqm front aspect

NET OFFICE AREA 54.5sqm (586 sqft)

TERMS: These third floor offices are offered on a new Lease of £6500 per annum exclusive.

SERVICE CHARGE: These offices are subject to a service charge that covers the utilities, buildings insurance, building maintenance and maintenance of the common parts. The cost for the service charged at £575 quarterly.

BUSINESS RATES: Rateable value, taken from the Government website is £4200

Viewing 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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