

2nd Floor East
'NOTARIES HOUSE'
CHAPEL STREET
EXETER
EX1 1AJ

Southernhay Lodge Barnfield Crescent Southernhay East Exeter EX1 1QT

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'A room with a view'

OFFICE TO LET

FLEXIBLE TERMS
PARKING AVAILABLE ON A SEPARATE LICENCE

26.32 sq. m / (283 sq. ft)



DESCRIPTION & LOCATION

Notaries House is located in the City's commercial and historical heart, between

Cathedral Green and t 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)

 2^{nd} Floor East: 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 £535 per calendar month exclusive.

Tenants will be responsible for the internal maintenance of their own office, power consumption via a sub-meter and business rates, although these should be subject to up to 100% small business rates relief. (Please visit the Valuation Office Authority website for further details).

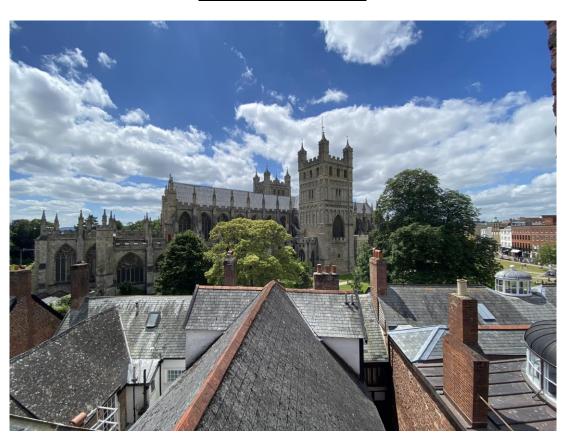
CAR PARK

Parking is available on site on a separate licence, charged at £165 plus vat per month.

VIEWING

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

Tel: 01392 201 202
Email: anna@turner-locker.co.uk or mark@turner-locker.co.uk
www.turner-locker.co.uk





SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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