



# Turner Locker Barnfield

Commercial Property Consultants

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**2<sup>nd</sup> Floor East  
'NOTARIES HOUSE'  
CHAPEL STREET  
EXETER  
EX1 1AJ**



**'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 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)

2<sup>nd</sup> 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](mailto:anna@turner-locker.co.uk) or [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)

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**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.

Please note Mark Turner has an interest in this property.