



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: mark@turner-locker.co.uk
web: www.turner-locker.co.uk

**3rd Floor West
'NOTARIES HOUSE'
CHAPEL STREET
EXETER
EX1 1AJ**



OFFICE TO LET

FLEXIBLE TERMS

PARKING AVAILABLE ON A SEPARATE LICENCE

23.76 sq. m (255.75 sq. ft)



DESCRIPTION & LOCATION

This quiet yet central location is between Cathedral Close and Princesshay Shopping Centre, with access from Chapel Street or via the steps from Princesshay Square. Notaries House is a listed, historical property, with a Georgian façade fronting the car park, with a side gate to Choristers Lane, giving pedestrian access on to Cathedral Close.

The office has a view of the Cathedral and Princesshay. There are shared toilets and kitchen facilities. All suites have their own independent electrical heating.



TERMS

A simple standard lease agreement will be available for a negotiable term for a rent of £499 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



The view from the office

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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