



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

## High Quality Single Office

To let on inclusive flexible terms

tel: 01392 201 202

fax: 01392 20 20 44



**69d Church Road  
Alphington  
Exeter  
EX2 8SW**

## LOCATION;

Occupying a prominent location with frontage to the B3123/Church Road at its junction with the Marsh Barton Trading Estate and next door to Bridge Motorcycles/ CAFE 53 & Bakers Yard approx. 2 miles from the city Centre and within easy reach of the M5 and other major trunk roads

## ACCOMMODATION

Newly created single office finished to a high standard with its own cloakroom & kitchenette. The property benefits from communally supplied gas central heating and recently installed 'superfast' Broadband. Office D also has its own 'front door'



Tenants are only responsible for their own telecom costs and for cleaning and maintaining the internal decorative order of their offices and business rates (Please check with Exeter City Council to see if you are eligible for small business rate relief)

<b>Office</b>	<b>Size-SQM</b>	<b>Monthly Inclusive Cost</b>
D	circa 25 sq m	<b>£599.00 pcm</b>

Inclusive - Rent, light, heat, buildings insurance, service charges, water rates, cleaning of common areas & broadband

Available Now

**CAR PARKING**

On street Car parking is available in the immediate area.

**Rateable Value; to be reassessed**

(Small business rate relief should be available, contact Exeter City Council; 01392 277888)

**VIEWING**

By appointment with **Turner Locker.**

**Tel; 01392 201 202**

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[www.turner-locker.co.uk](http://www.turner-locker.co.uk)

**SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE**

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