



Turner Locker

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Offices at Foundry 17 McCOYS ARCADE

FORE STREET
EXETER
EX4 3AN



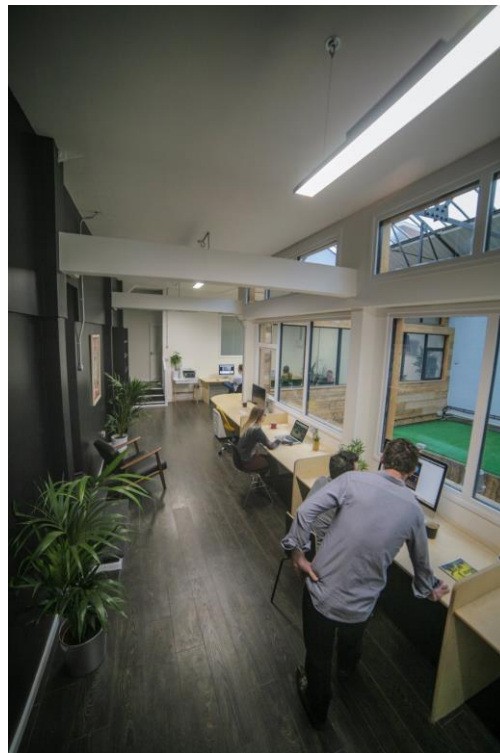
1ST FLOOR OFFICES
42 sq m (453 sq ft)
TO LET



LOCATION & DESCRIPTION

Foundry 17 is a collection of contemporary offices over the vibrant McCoy's Arcade

The McCoy's is on the North side of Fore Street, near the junction with Bartholomew Street & West Street. This historic area called the 'West Quarter' is known for its individual retailers which include Fashion/Designer/Retro-Clothing, Music, Musical Instruments, Arts & Crafts, Games, & Gifts. Pubs, Restaurants & the Picture House, complete a lively and varied street scene.



These first-floor offices are approached by double doors and stairs from inside the Arcade entrance. The space is light and spacious with a central skylight and a large communal area with a communal Kitchen and cloakrooms.

Beyond this and overlooking the arcade itself are the subject offices a very light and bright L shaped area totally circa 43 sq m

APPROXIMATE MEASUREMENTS

L shaped 10.42m x 2.90m + 3.43m x 3.46m plus exclusive use of the 'Pod'



Note that this area is not completely private or self-contained as part of it forms a fire escape, access to other offices and the balcony with the meeting POD & table tennis beyond



The balcony meeting area with 'POD'

TERMS

£655 pcm (including service charge of approx. £200 pcm that will be subject annual RPI based review) to include exclusive use of the 'Pod'

New flexible agreements. A 3-month rent deposit is required.

VIEWING By appointment with Turner Locker mark@turner-locker.co.uk or anna@turner-locker.co.uk

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SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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