



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
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10 Southernhay West Exeter EX1 1JG



SECOND FLOOR OFFICES TO LET
Fine period building in City centre location
68.6 sq. m (738 sq ft)



DESCRIPTION & LOCATION

Number 10 is a fine end of terrace Georgian building, standing on the corner leading through to Cathedral close, and the City Centre beyond. Southernhay is the business district of the City, providing a pleasant working environment of mostly Georgian buildings overlooking communal greens. This is a 2nd floor suite comprising 2 offices. With gas-fired central heating,

ACCOMMODATION and PROPOSAL

With approximate measurements: -

Glazed ground floor entrance lobby with security entrance phone, stairs to 2rd floor landing.

Door to entrance lobby;

OFFICE 1. 7.73m x 5.02m = 38.8sqm Front Aspect.

OFFICE 2. 7.62m x 3.87m = 29.4sqm Rear Aspect.

STAFF TOILET & KITCHENETTE. (*shared with floor above*)

Net Office Area 68.2 sqm (735 sqft)

TERMS: These offices are offered on a new Lease of £9500 per annum exclusive.

SERVICE CHARGE: These offices are subject to a service charge that covers the utilities, buildings insurance, building maintenance and maintenance of the common parts. The cost for the service charged at approx. £800 per quarter.

BUSINESS RATES: Rateable value, taken from the Government website is £7400 wef 1.4.23

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

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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