



# Turner Locker

Commercial Property Consultants

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## 5 OLD TIVERTON ROAD EXETER EX4 6LD



**TO LET**  
**Office/store**  
**With parking space**  
**Totalling 29.6 sq.m (318 sq.ft.)**



## **LOCATION & DESCRIPTION**

The property is prominently situated on the corner of Old Tiverton Road and St James Road, close to the junction of Old Tiverton Road, Sidwell Street and the Western Way Inner By-pass.

It comprises the ground floor self-contained unit. The office/store can be divided into two areas



It has its own cloakroom and kitchenette.  
There is parking a vehicle in front of the property.

## **ACCOMMODATION (Approximate Measurements)**

Office – 9.01m x 2.8m with dividing doors & door to outside  
Door to kitchenette 1.9m x 2.3m door to outside & cloakroom



## **Outside**

Enclosed outside area suitable for parking a single car



## **PROPOSAL**

The premises are offered on a new lease of negotiable terms on contributory insuring & repairing terms at a commencing rental of £400 pcm

Unit has a submeter for electricity & water

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**RATES:** we have been verbally informed by Exeter City Council as follows

Rateable Value       £

Rates Payable       £ approx. (per annum) 100% SBRR available

## **VIEWING**

By appointment with Turner Locker - Tel: **01392 201 202**

<http://www.turner-locker.co.uk/> [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)

## ***SUBJECT TO CONTRACT***

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