



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
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5 BARNFIELD CRESCENT SOUTHERNHAY EXETER EX1 1QT



Single Office to Let

15.4 sq m / 165 sq ft

On inclusive flexible terms - Parking Available

LOCATION

Barnfield Crescent is a prestigious private crescent running off Southernhay East, Exeter's prime central business district. Situated a few minutes' walk from the city's High Street and Princesshay Shopping Centre. Also within easy walking distance are the Central main line railway station and the bus and coach stations. Despite its central location and accessibility Barnfield Crescent retains a rare degree of tranquility and 'exclusivity'.



ACCOMMODATION & PROPOSAL

The office is on the third floor of this period building. Access is from the main entrance and staircase of 5 Barnfield Crescent. There is a toilet on this floor, and kitchen, but additionally there are men's and ladies toilets and another communal kitchenette on the lower ground floor.



Office T4 is offered with the certainty of an all-inclusive fixed rental and service charge. This rent cost includes, energy costs, water rates, buildings insurance and the servicing of the communal areas.

Tenants are only responsible for their own telecom/internet costs, the cleaning, maintaining and internal decorative order of their offices and business rates (although these should be subject to 100% small business rate relief).

<i>Office</i>	<i>Size-SQM</i>	<i>Monthly Inclusive Cost</i>
T4	4.1m x 3.38m (plus recess 2m x 0.76m)	£565 pcm

CAR PARKING

Car parking spaces may be available on a separate license agreement.

BUSINESS RATES – Approximate for 2023

Rateable Value: £2300

Rates Payable: approx. £1150 pa (but **should be eligible for 100% Small Business Rates relief (SBRR)**, please contact Exeter City Council on 01392 277888 or visit their website for more information).



VIEWING

By appointment only with

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE POSSIBLE

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