



# Turner Locker

Commercial Property Consultants

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Foundry 17  
1<sup>st</sup> Floor  
McCOYS ARCADE  
FORE STREET  
EXETER  
EX4 3AN



1<sup>ST</sup> FLOOR OFFICES  
24 sq m (256 sq ft)  
TO LET



## LOCATION & DESCRIPTION

A chance to rent an office in the creative hub, Foundry 17. Situated in the iconic McCoy's Arcade, The Foundry houses a mix of design, web, architecture and digital marketing companies. Foundry 17 is modern, spacious, and impressively designed to create an atmosphere of high-end creativity in a welcoming work space

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.



Break out area

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.



## APPROXIMATE MEASUREMENTS

5.1m x 4.7m



There is also the use of a meeting pod, by prior arrangement when required





## TERMS

Rent - £3,072 pa/£256 pcm (no VAT)

Service Charge - £200 pcm

Utilities - power, lighting, heating – 33% apportionment, invoiced monthly and wifi at £30 pcm

Sustainability - 100% renewable energy and zero to landfill waste policy

New flexible agreements. **Just 1 month in advance**

**VIEWING** By appointment with Turner Locker [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) or

Tel: 01392 201 202 Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

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