

Foundry 17 1st Floor McCOYS ARCADE FORE STREET EXETER EX4 3AN

Turner Locker

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1st 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

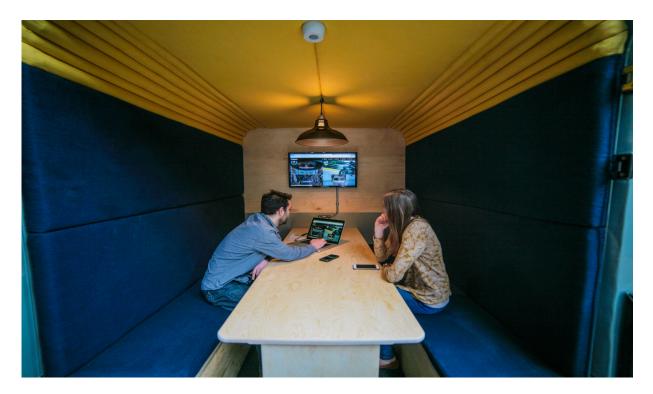
These first-floor offices are approached by double doors and stairs from inside the Arcade entrance. The space is light and spacious with a central skylight and a large communal area with a communal Kitchen and cloakrooms.



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 <u>mark@turner-locker.co.uk</u> or Tel: 01392 201 202 Website: <u>www.turner-locker.co.uk</u>

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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