



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

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

`draft  
**2 BARNFIELD CRESCENT  
SOUTHERNHAY  
EXETER  
EX1 1QT**



**Whole building TO LET  
With PARKING 369.34 SQ M (3976 SQ FT)**



## LOCATION

Barnfield Crescent is a prestigious, private road running off Southernhay East/Barnfield Road just opposite the Barnfield Theatre in Exeter's prime central business district. Within about a 200m walk is not only the **Princesshay Shopping Centre** with more than 60 shops, 7 restaurants and over 500 parking spaces, but also the city's High Street.

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 quality of tranquility and exclusivity in the heart of the city. There are communal gardens with benches for the use of tenants and freshly brewed coffee available on site every morning.

## ACCOMMODATION

No 2 totals circa 3976 sq. ft over 5 levels and is available as a whole (or floor by floor)



## MEASUREMENTS – approximate

Floor		Sq. ft	Sq. m
Lower ground	Offices stores	591	54.90
Ground	Offices, kitchen	1,409	130.94
First	Offices, kitchen	686	63.70
Second	Offices, kitchen	568	52.79
Third	Offices	721	67.01
<b>TOTAL</b>		<b>3,976</b>	<b>369.34</b>



### LEASE

A new lease is offered of a negotiable term on full repairing and insuring terms at £59,950 per annum (or on a floor-by-floor basis will be considered rents upon application)

### CAR PARKING

If taken as a whole up to six spaces behind the property are included. A further six spaces are available directly outside the property on a separate licence agreement. Price upon application.



### RATES

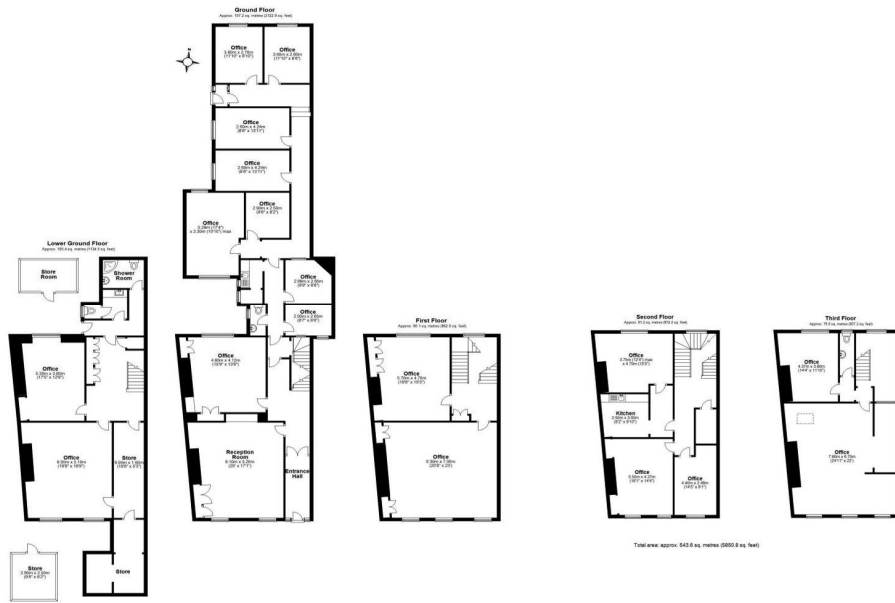
Rateable Value: £31250

### VIEWING

Viewing is by appointment only with **Turner Locker**

Tel: **01392 201202**  
Email: **[mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)**  
Web: **[www.turner-locker.co.uk](http://www.turner-locker.co.uk)**





Please note that Mark Turner of Turner Locker has an interest in these premises. The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.