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creber  
commercial

property consultants



# To let

## Alphinbrook Business Centre, Alphinbrook Road, Marsh Barton, Exeter, EX2 8QR

Viewing by prior appointment  
with Jonathan Ling /  
Vicky Bandyszewska

**(01392) 202203**

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Rooms for 1—6 work stations

Shared facilities including kitchen, and meeting room

Flexible monthly terms

Fully inclusive rents

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property is situated on Alphinbrook Road, a through road on Marsh Barton, Exeter's prime estate for trade counter and showroom occupiers. Marsh Barton is situated off one of the main arterial routes into Exeter with access via the A30 to Junction 31 of the M5 Motorway. Park & Ride buses (every 10 minutes at peak times) stop near the unit and provide easy access from the unit to the city centre.

## Description

Alphinbrook Business Centre provides well appointed first floor office space with sizes to suit from 1—6 work stations. The offices share WC's and a kitchen with sink, dishwasher and allocated cupboards for each office. There is also a shared meeting room reserved through a booking system on a first come first served basis at no extra charge.

There is one allocated parking space per office in the adjacent car park.

There are 4 offices at the property with the following capacity:

- Office 1 - 2/4 work stations
- Office 2 - 1/2 work stations
- Office 3 - 1/2 work stations
- Office 4 - 5/6 work stations

Contact the agent for availability

## Terms

The offices are available by way of a flexible monthly license for a minimum of 3 months initial term with 1 month rolling notice. The offices are charged on a per person basis from £199 per month which includes: electricity, lighting, heating, insurance and repairs and business rates. Each tenant is responsible for their own call costs on an itemised bill.

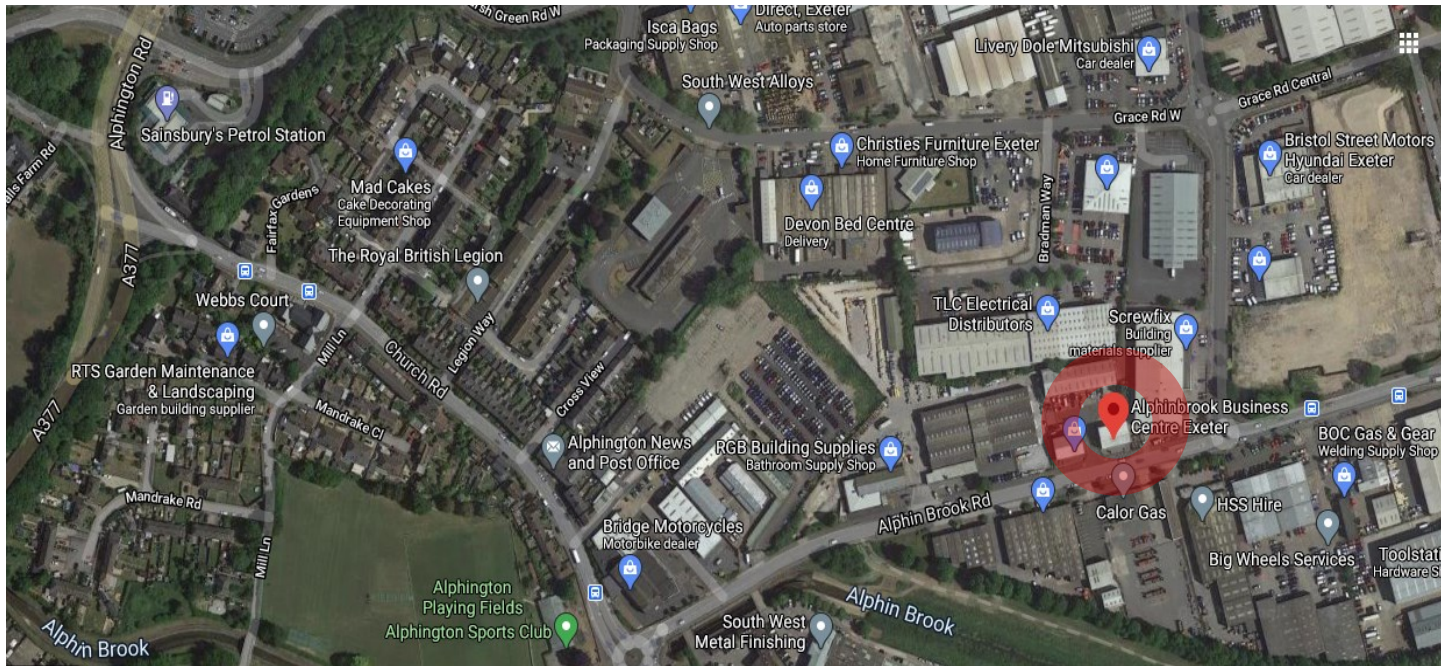
## Viewing & Further information

Stratton Creber Commercial  
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