



To let

First and Second Floors, 15 Barnfield Road, Exeter, EX1 1RR

Viewing by prior appointment
with Jonathan Ling/
Vicky Bandyszewska

(01392) 202203

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Offices on first and second floors

Central location adjacent to Southernhay district

Generous parking provision

Immediately available

To Let: £13,500 per annum exclusive (including parking)

strattoncrebercommercial.co.uk

Location

15 Barnfield Road is situated just off Western Way (the city's inner bypass), a short distance from Southernhay, Exeter's prime office location and close to the city centre's prime retail districts of Princesshay and High Street and the Cathedral Green.

There is short stay on-street parking outside the property as well as larger car parks at Princesshay and Magdalen Road a short distance away.

Description

15 Barnfield Road is a period building in the elegant St Leonards district. The ground floor is occupied by a firm of solicitors, and the upper floors are offered.

The first and second floors offer a total of 6 office rooms, sharing WC and tea-making facilities. The layout is shown in the floor plan below.

Included with the offices is an adjoining parking area which permits 2-3 cars to be parked, and a further 1-2 cars can be double parked. Additional parking is available by separate negotiation.

Accommodation

The offices have an approximate Net Internal Area of 827 sq.ft (76.8 sq.m).

Lease Terms

The suite is offered by way of a new lease, to be drawn on contributory full repairing and insuring terms (i.e. the tenant is responsible for internal repairs and decoration and pays a proportion of the cost of repairing and insuring external and common parts via a service charge).

The initial rent, to include both the offices and the parking, is £13,500 per annum exclusive.

Energy Performance Certificate (EPC)

Assessed in band D.

Business Rates

Assessed for business rates with a Rateable Value of £6,700, and a further assessment of £500 applies in respect of parking. The rates payable in the year 2021/22 are understood to be £3,592.80.

Small Business Rates Relief is available to qualifying companies in respect of this unit and would provide 100% relief from rates. Further information on request.

VAT

VAT is applicable to the rental figures quoted above.

Broadband

A report on the broadband services available at this address, and the relative speeds they may offer, is available on request.

Legal Costs

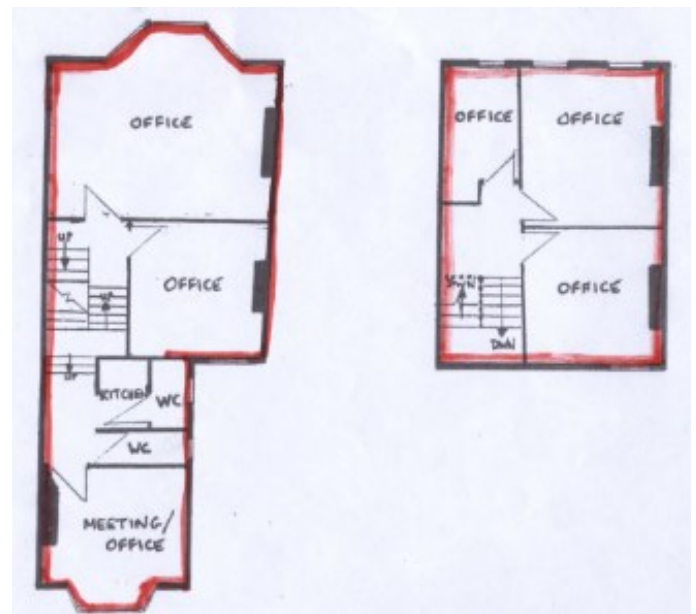
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling / Vicky Bandyszewska
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