



# To let

Ground floor, 3 Barnfield Crescent,  
Exeter, Devon, EX1 1QT

Viewing by prior appointment  
with Jonathan Ling /  
Vicky Bandyszeska

**(01392) 202203**

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Offices in prestigious city centre location

561 sq.ft (52.1 sq.m), laid out as two rooms

Parking in the Crescent by separate negotiation

Available from February 2022

New lease available

Rent: £10,500 p.a. exclusive



## Location

Barnfield Crescent is a prestigious private crescent just off Southernhay in Exeter's prime office location. Barnfield Crescent provides a pleasant working environment with a grassed area to the front and is a short walk from the shops, cafés and restaurants in Princesshay and the High Street.

## Description

**3 Barnfield Crescent** is a period mid-terraced office building providing office accommodation on 5 floors. The ground floor suite is currently available, comprising two connecting rooms: a main office to the front plus a smaller rear room both can be independently accessed from the main communal corridor. The offices feature large period windows, ornate moldings, picture rails, built in storage and character fireplaces. A WC and kitchenette are accessed from the main corridor and are for the sole use of this suite.

Car parking spaces may be available in Barnfield Crescent by separate negotiation; please ask for details.

## Accommodation

The approximate net internal area including kitchen is:

**561 sq ft / 52.1 sq m**

## Lease Terms

The suite is offered by way of a new proportional full repairing and insuring lease at an initial rent of **£10,500 per annum exclusive**.

A service charge applies in respect of the landlord's costs of maintaining and insuring the building. Further details on request.

## Business Rates

The suites two offices have been assessed separately and have a combined Rateable Value of £6,900 and the rates payable in the year 2021/2022 are understood to be £3,381 before any transitional arrangements.

Small Business Rates Relief is available to qualifying occupiers in respect of this property and would reduce the rates payable to zero in the current year. You are advised to contact the Commercial Rates Department of Exeter City Council.

## VAT

VAT is not currently applicable to the rent or service charge.

## Deposit

A rent deposit may be required subject to tenants covenant.

## 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  
Tel: (01392) 202203

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### Exeter Office

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