



# Turner Locker Barnfield

Commercial Property Consultants

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**TO LET**

**115 sq. m (1238 sq. ft)**

**Plus, mezzanine floor 19 sq. m (205  
sq. ft)**

**LOCATION**

situated to the rear of 25 Manor Road and fronts Cornwall Street to which there is vehicular access, in the St. Thomas District of Exeter, just one mile east of



Exeter City Centre. Both Manor Road and Cornwall Street are residential cul-de-sacs, offering excellent security.

### **ACCOMMODATION**

The single storey building, divided into two main spaces with a small mezzanine store.

Main unit

12.74m deep by 5.75m wide **73.31 sq. m,**

with wc &

Door to

9.6m deep x 4.35m wide **41.76 sq. m** with

Small mezzanine store (ladder access) and wc

**19 sq. m**

### **PROPOSAL**

A new lease on a full repairing and insuring terms at £10,250 pa exc

**Rateable value** (from 1 April 2026) £9,600

Tenants will be responsible for their own business rates, although these could be subject to 100% small business rates relief.





Viewing by appointment with **Turner Locker Barnfield Ltd.**  
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