



The Forum, Barnfield Road, Exeter, Devon, EX1 1QR

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203
jonathan@sccexeter.co.uk

Offices in prime city centre location

Suites of various sizes from 1,791 sq ft (166.4 sq m) to
9,450 sq ft (877.9 sq m)

Available in 'shell & core' condition ready for fit-out

With option of basement parking

To let: rents on application

strattoncrebercommercial.co.uk

Location

The Forum is situated within the heart of Exeter’s central business district, occupying a prominent position with extensive frontage to Western Way and Barnfield Road at the gateway to the Southernhay Gardens office campus.

The Forum is within easy walking distance of the High Street shops, cafes and restaurants, and has good access to all transport links and local facilities.

Description

The Forum is a purpose-built office building with accommodation on 5 levels. There is a spacious lobby with lifts to all floors, serving most of the suites; two suites are self-contained and have their own access.

Various suites are currently offered at The Forum. The largest available suite comprises the whole of the first floor. All suites are mostly open-plan and are offered in shell & core condition, ready for fit-out to suit occupier requirements.

The suites have their own kitchens, and most share WCs which are situated off the landing on each floor.

Parking spaces are available in the basement car park of The Forum.

Accommodation

Various suites are currently available:

Lower ground floor	1,791 sq.ft	(166.4 sq.m)
Ground floor (west)	2,671 sq.ft	(248.1 sq.m)
Ground floor (east)	5,738 sq.ft	(533.1 sq.m)
First floor	9,450 sq.ft	(877.9 sq.m)
Second floor (east)	8,898 sq.ft	(826.6 sq.m)
Third floor (west)	4,987 sq.ft	(463.3 sq.m)
Total available:	33,535 sq.ft	(3,115.4 sq.m)

Lease Terms

The offices are offered by way of a new lease on contributory full repairing and insuring terms. Rents on application, and other terms by negotiation.

Parking spaces are offered at a further rent of £2,500 per space per annum.

A service charge applies in respect of the Landlord’s management of the building, including buildings insurance, maintenance of common and external areas, cleaning of common areas and fire alarm testing. Details on request.

Business Rates

The suites are separately assessed for business rates, which are payable by the tenants.

VAT

VAT is applicable to the rental and service charge figures quoted above.

Broadband connectivity

A report on the internet packages available at the property, and the speeds they can offer, is available on request.

Fibre optic connections are available at this address.

Energy Performance Certificate (EPC)

The building is assessed in Band D.

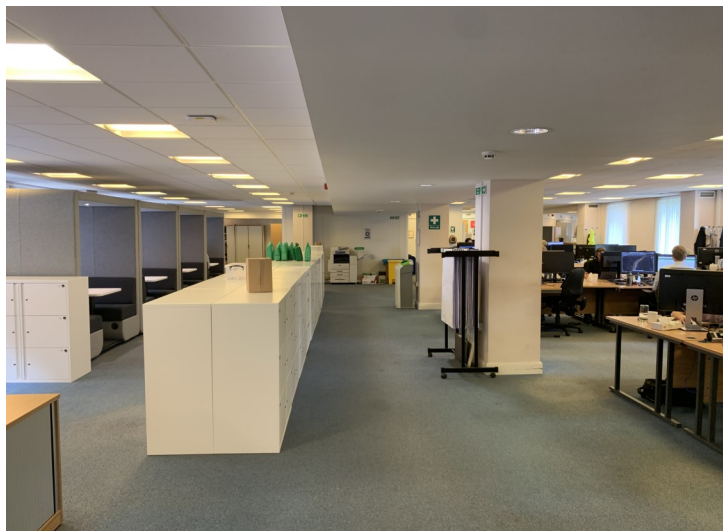
Legal Costs

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

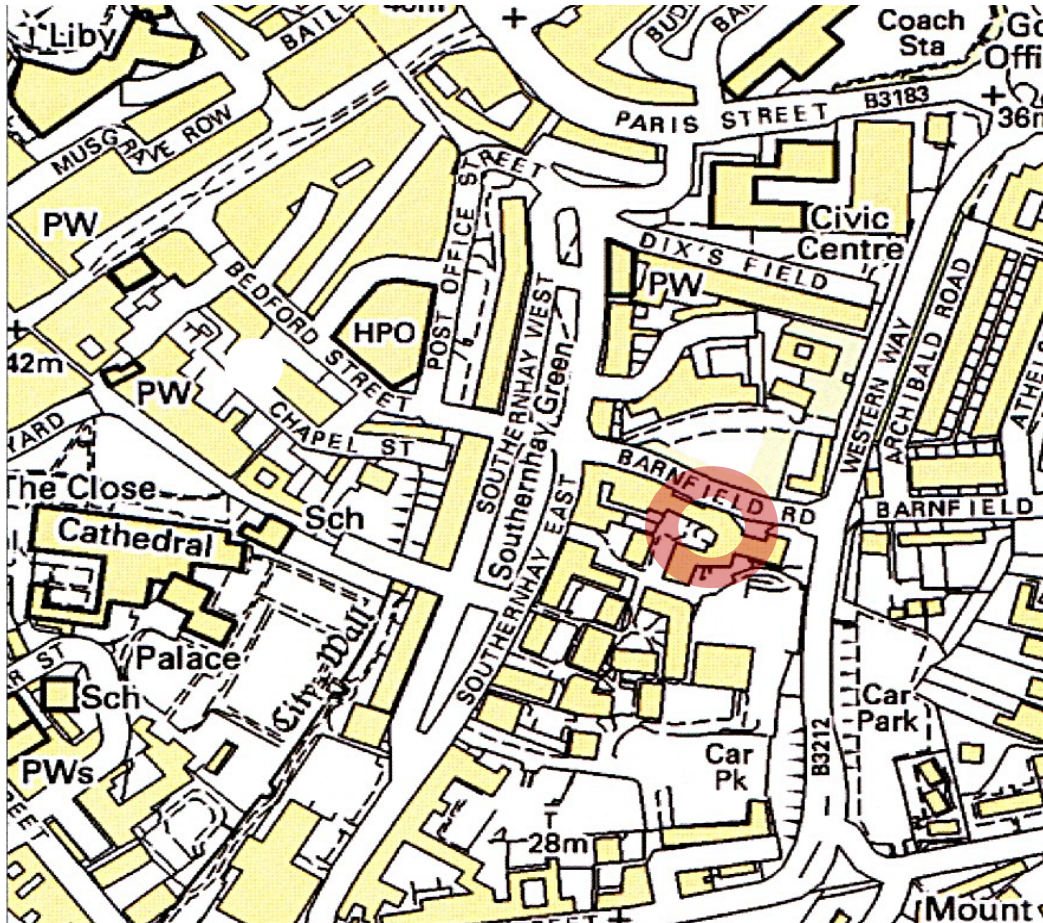
Viewing & Further information

Strictly by appointment through the sole agents:
Stratton Creber Commercial

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



Typical interior at The Forum



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