



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: mark@turner-locker.co.uk
web: www.turner-locker.co.uk

Foundry 17
Unit F
McCOYS ARCADE
FORE STREET
EXETER
EX4 3AN



1ST FLOOR OFFICE
6.2 sq m approx. (67 sq ft)
TO LET



LOCATION & DESCRIPTION

A chance to rent an office in the creative hub, Foundry 17. Situated in the iconic McCoy's Arcade, The Foundry houses a mix of design, web, architecture and digital marketing companies. Foundry 17 is modern, spacious, and impressively designed to create an atmosphere of high-end creativity in a welcoming work space

The McCoy's is on the North side of Fore Street, near the junction with Bartholomew Street & West Street. This historic area called the 'West Quarter' is known for its individual retailers which include Fashion/Designer/Retro-Clothing, Music, Musical Instruments, Arts & Crafts, Games, & Gifts. Pubs, Restaurants & the Picture House, complete a lively and varied street scene.

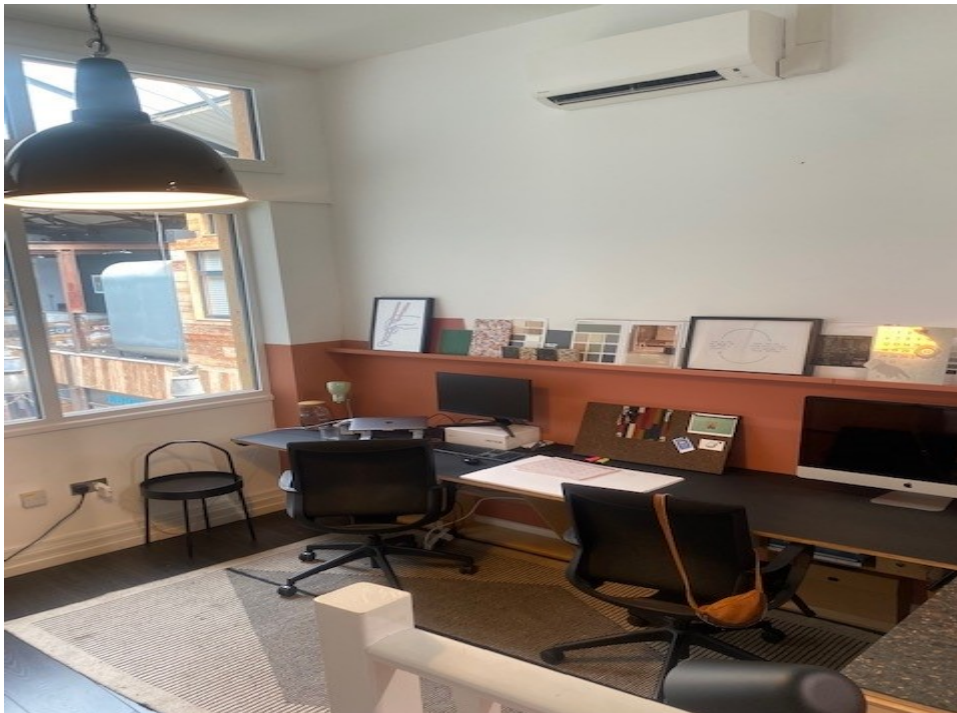


Break out area

These first-floor offices are approached by double doors and stairs from inside the Arcade entrance. The space is light and spacious with a central skylight and a large communal area with a communal Kitchen and cloakrooms.



Unit F has a couple of steps down into the office area and has a great outlook over part of McCoys Arcade. It is very light and would easily suit one or two people.





TERMS

Rent - £2,500 pa/£208 pcm (no VAT)

Service Charge - £50 pcm

Utilities - power, lighting, heating – 9% apportionment, invoiced monthly and wifi at £30 pcm

Sustainability - 100% renewable energy and zero to landfill waste policy

New flexible agreements. **Just 1 month in advance**

VIEWING By appointment with Turner Locker mark@turner-locker.co.uk or

Tel: 01392 201 202 Website: www.turner-locker.co.uk

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.