

# to let

barnfield road, southernhay

exeter

# the FORUM

Prestigious office building

**IN PRIME  
CITY CENTRE  
LOCATION**

Up to 18,100 ft<sup>2</sup> (1,652 m<sup>2</sup>)

WITH SECURE COVERED  
**PARKING**



[www.exeterforum.co.uk](http://www.exeterforum.co.uk)



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# the FORUM

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'The Forum' is a four storey modern office building benefiting from covered car parking, twin passenger lifts, air conditioning and an Italian Café Restaurant in the garden level.

## LOCATION & DESCRIPTION

The Forum occupies an unrivalled location in the prime office centre with extensive frontage to Western Way, Barnfield Road, one of the principle routes into Southernhay Gardens and the High Street. It is also within a few hundred metres of Land Securities £140 million City Centre re-development scheme. The Forum is within walking distance of the Exeter Central Station, bus routes and car parks and is adjacent to the site of the City's new Law Courts and the Southernhay Gardens campus.

Space is available on the Second and Third floors. The Ground and First floors along with the common areas have been extensively refurbished. The Second and Third floor offices will be upgraded to a similar specification with the potential for the fit out to be tailored to suit the incoming tenant. The building has 15 covered parking spaces with more private spaces available in the immediate vicinity.

## ACCOMMODATION

With approximate measurements as follows:

Garden Level LET to an Italian Café Restaurant

Ground Floor LET to Savills and Kitson Hutchings Solicitors

1st Floor LET to Parsons Brinkerhoff

2nd Floor 1,034 m<sup>2</sup> (11,124 ft<sup>2</sup>)

3rd Floor 649 m<sup>2</sup> (6,984 ft<sup>2</sup>)

Part floors may be available.

## RENTAL

Upon Application

## RATES

To be re-assessed

## VIEWING

By appointment with joint sole agents

Mark Turner  
01392 201 202



Julie Mitchell  
01392 423 696



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