



**Suite 105, Queens House
Business Centre, Barnstaple,
Devon. EX32 8HJ**

Status: Let

**Price: £433.33 per month (plus
service charge)**

**" First Class fully Serviced Office
Space"**

- 468 sq. ft. (43m2)
- First Floor (elevator & stair accessed)
- Fully Serviced Office Space
- Includes fully manned Reception (Mon-Fri)
- Air Conditioning
- Tenant access 24/7

Ref: UW874

Call us to view this prestigious Office Space

LOOKING FOR OFFICE SPACE IN BARNSTAPLE?

The Queens House Business Centre is a professional and stimulating modern work environment. We are proud to provide you with a wide range of business services and facilities such as a manned reception desk, meeting room, car parking and café.

The Centre occupies an impressive 4-storey building and is ideally located in Barnstaple Town Centre, next to the main bus station.

With over 30 Offices and Shops at **Queens House Business Centre**, there is an extensive range of tenants from small independents to International Businesses.

This prestigious commercial building occupies a prominent position in the heart of Barnstaple close to the main Bus Station and Queen Street car park. The premises are ideally placed for convenience and are within level walking distance of all High Street amenities. The offices benefit from air conditioning as well as being, approached through the smart ground floor reception area with lift access to all floors. The ALL INCLUSIVE rent and service charge is as it suggests - there is nothing further for you to pay !. The annual fee includes rent, all utility

outgoings (heat, light etc.), air conditioning, fully manned Reception (Monday - Friday 9am - 5pm) , cleaning of common parts, buildings insurance.

SUITE 105 (First floor) - 468 sq. ft. (43m²) - 34' 6" x 18'1" (narrowing to 11' 3") Two access doors. This suite could be divided into 2 separate offices very easily. This office also benefits from **1x car parking space** located at the rear of the complex.

RENT: £433.33 per month (plus VAT)

SERVICE CHARGE: £183.00 per month (plus VAT)

VIEWING

For an appointment to view please contact:

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