



**Suite 106, Queens House
Business Centre, Queens Street,
Barnstaple, Devon. EX32 8HJ**

Status: Let

**Price: £395.88 per month (plus
service charge)**

"First Class fully Serviced Office"

- 401 sq. ft. (37m2)
- Fully Serviced Office
- Immediate availability
- First floor accessed via elevator & stairs
- Fully manned Reception (Mon-Fri)
- Tenant access 24/7

Ref: UW891

**"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 offer 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 106 (First floor) – 401 sq. ft. (37.3m²) – **Main Office/Reception** - 16' 8" x 13' 4" (5.1m² x 4m). Suspended ceiling with lighting panels & integral air conditioning unit, dado located telephone and plug sockets, vertical window blinds, carpet. **Office 2** - 17' 6" x 10' 4" (5.4m x 3.1m) Fitted as Office 1, router rack.

CAR PARKING: A car parking space is included conveniently located at the rear of the building. (NOTE: North Devon Council make a rates charge of £3 per week for use of this space.

RENT: £395.88 per month (plus VAT)

SERVICE CHARGE: £208.33 per month (plus VAT)



