



**stratton
creber
commercial**

property consultants

To let

3rd floor (North Wing), Beaufort House, New North Road, Exeter, Devon, EX4 4EP

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Modern offices in the heart of the city, just off High Street
and to rear of John Lewis

Excellent broadband capability

Full disabled access, unrivalled public transport access

2,928 sq ft (272 sq m) open-plan office, offered with or
without current quality partitioning

With optional on-site secure parking

strattoncrebercommercial.co.uk

Location

Beaufort House fronts New North Road, a main road into Exeter city centre. The High Street and Exeter's new John Lewis store are around 75 metres away, Central Railway Station is 50 metres away and Central Bus Station is 200 metres away.

Exeter has a thriving city centre with a rapidly growing range of shops, restaurants and cafés within close proximity to Beaufort House. Nearby public open spaces include Northernhay Gardens and Cathedral Green.

Description & Accommodation

The available suite is on the 3rd floor and is accessed via a spacious shared lobby and two passenger lifts. The suite shares WC facilities on the same floor as well as disabled WC and shower facilities in the building.

The suite has raised access flooring, suspended ceilings with integrated LG7 lighting, and opening double-glazed windows. The suite has its own kitchen.

The suite has an IPMS3 area of 2,928 sq ft (272.0 sq m). The suite currently has quality partitioning currently configured to form a meeting room and areas divided off an otherwise open-plan space.

Parking

Parking spaces are available in the barrier-controlled undercroft car park at £1,200 per space per annum. There are also bike racks in the car park for shared use.

Disability Access

The building is fully wheelchair-accessible and a full-time concierge is on site to offer assistance.

Broadband / IT connectivity

Beaufort House has excellent broadband capability and there is an existing fibre optic connection to the building. A report on the various broadband packages available at this address, and the relative speeds they may offer, is available on request.

Lease Terms

The suite is offered by way of a new lease on contributory full repairing and insuring terms. The initial rent is £35,150 per annum exclusive (£12.00 per sq.ft), and a service charge applies in respect of the maintenance and insurance of the building, details of which are available on request.

Rateable Value

The suite has a rateable value in the 2017 list of £31,250. The rates payable in the year 2017/18, before any transitional arrangements, are understood to be £14,562.50.

Energy Performance Certificate (EPC)

Assessed in band D.

VAT

All figures are exclusive of VAT.

Legal Costs

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

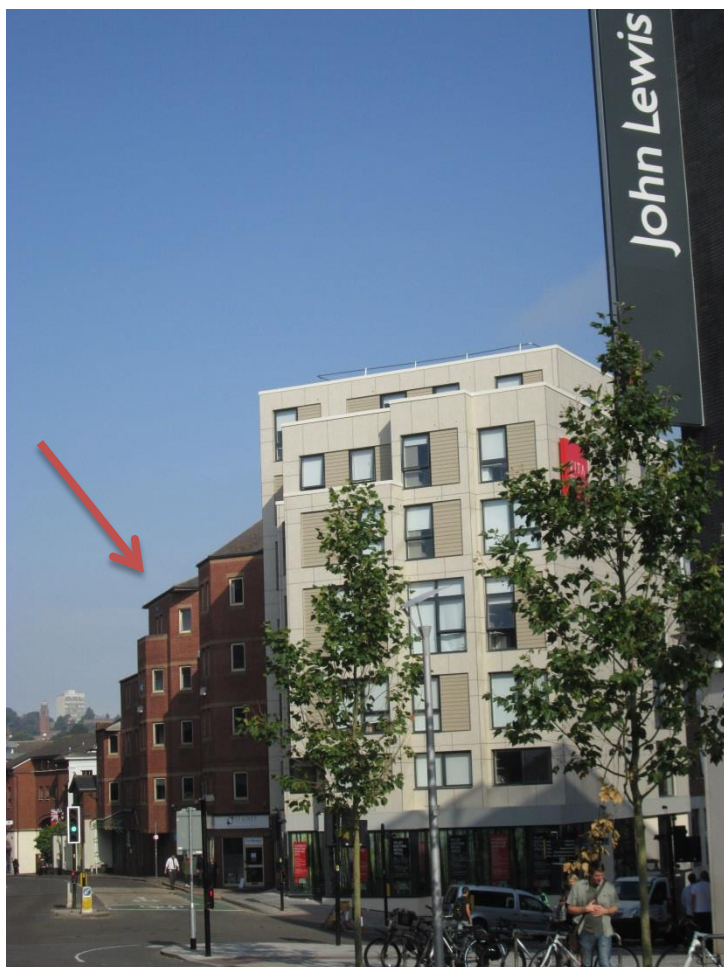
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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

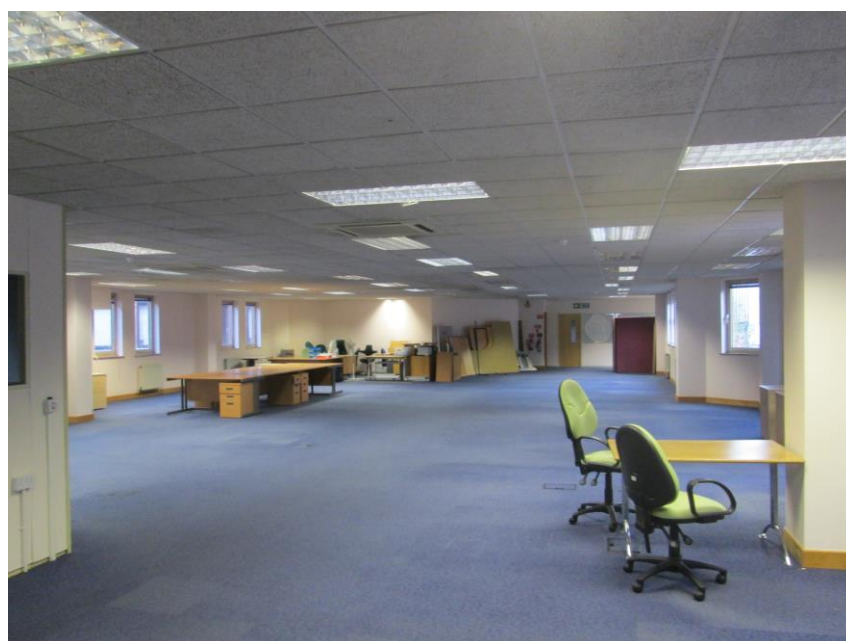
Beaufort House, New North Road, Exeter EX4 4EP



Beaufort House seen from High Street

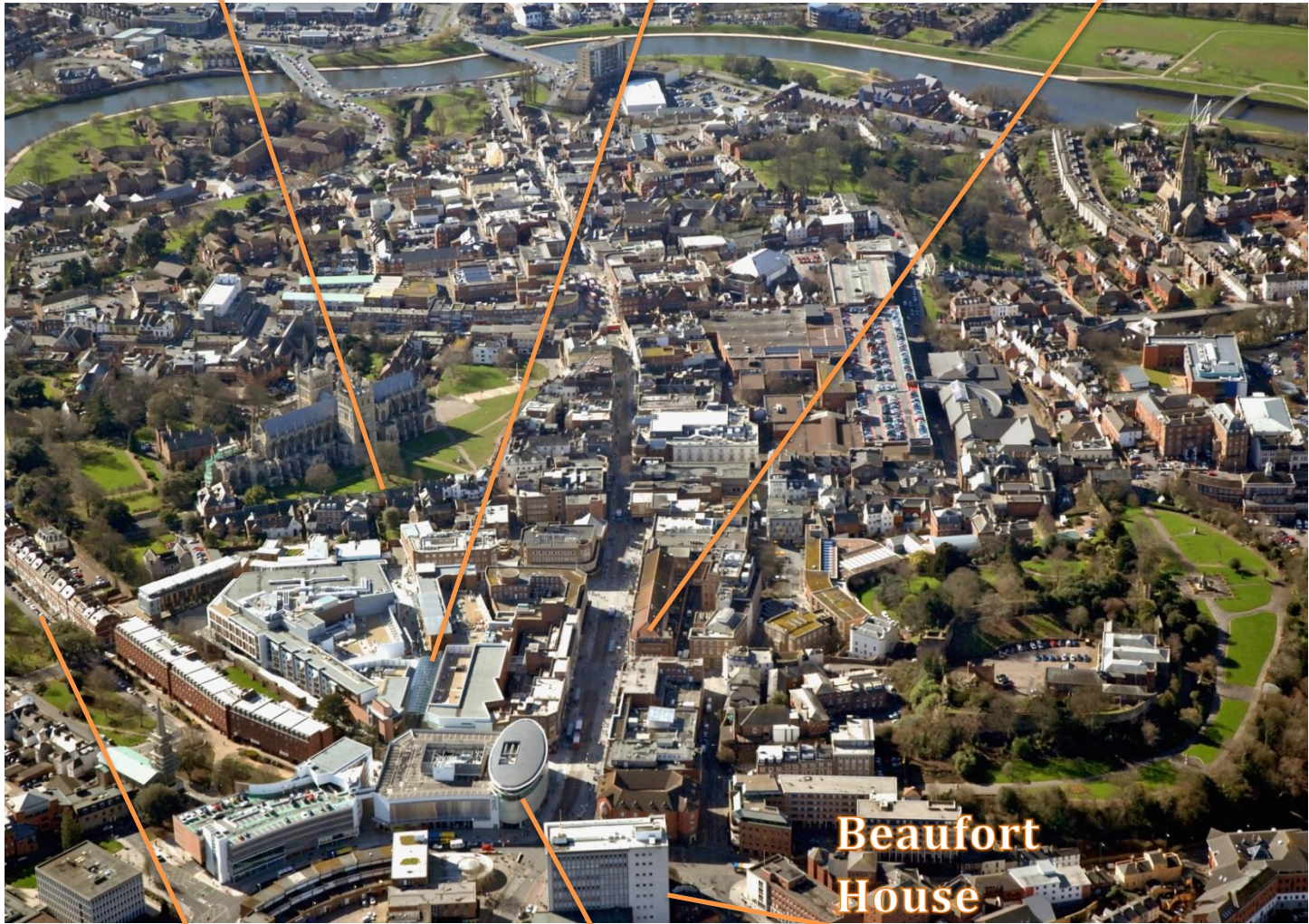
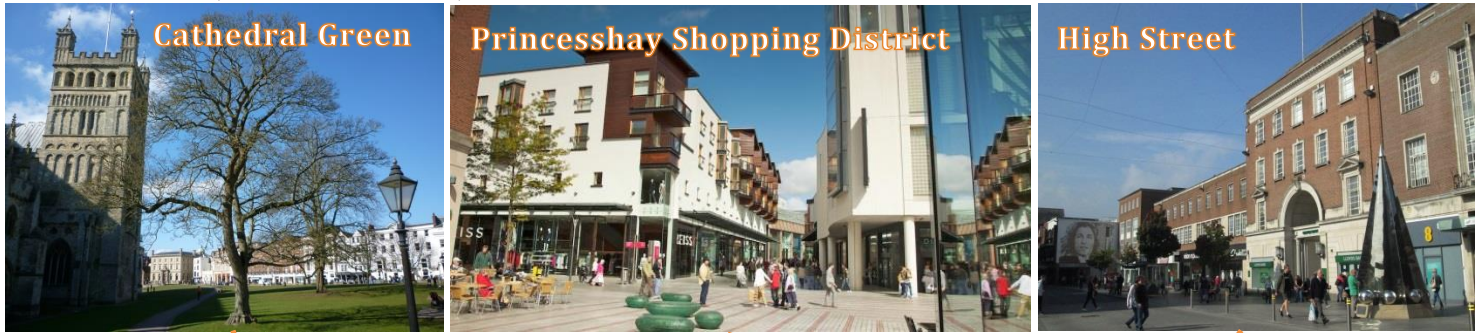


Beaufort House with John Lewis in background

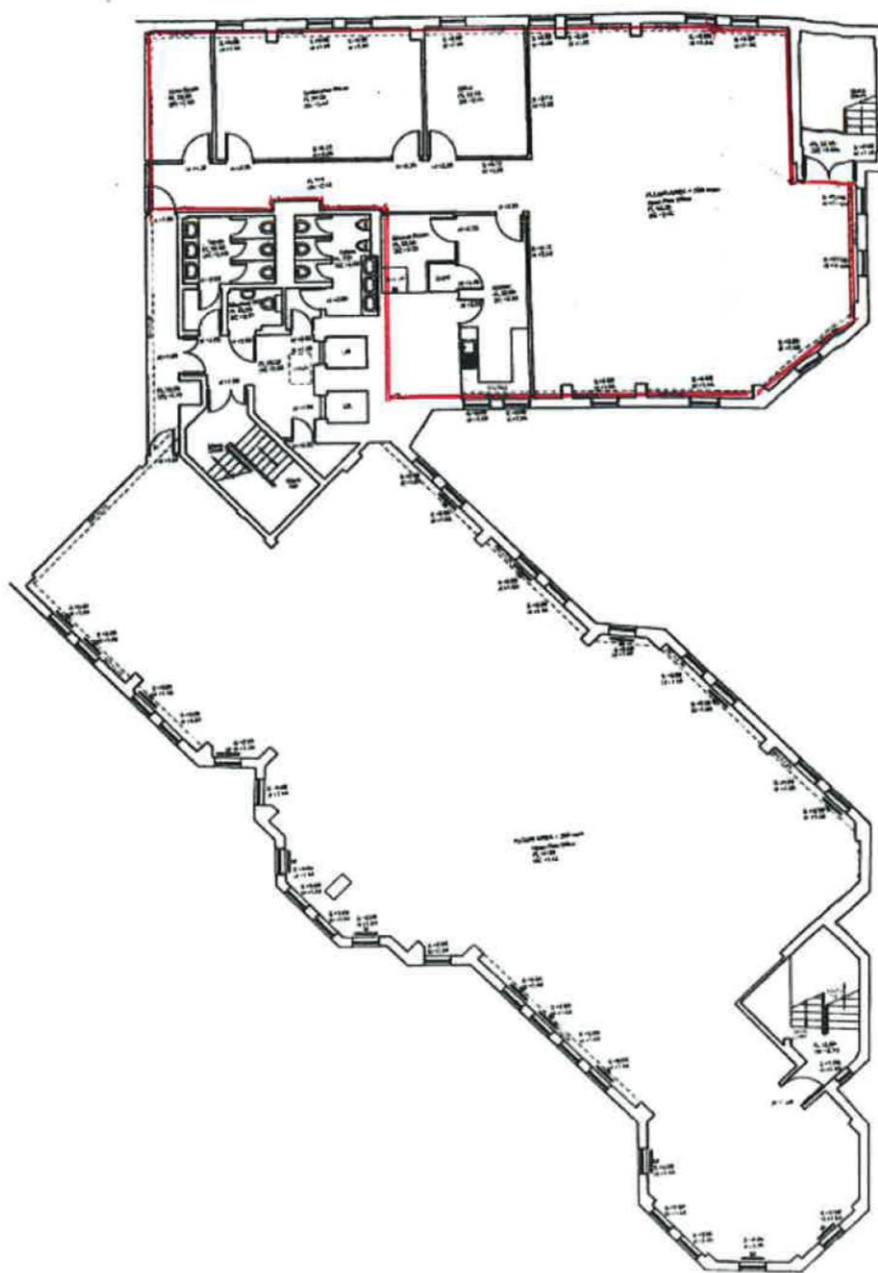


Interior of the suite, prior to refurbishment works

Beaufort House, New North Road, Exeter EX4 4EP



Beaufort House – plan showing 3rd floor suite



Exeter Office

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