

TO LET

Attractive Period Offices / Consulting Rooms

Upper Floors – 44 & 45 Queen Street, Exeter, EX4 3SR



- Central location
- 1,891 sq.ft (174.96 sq.m)
- Four Car Parking Spaces
- First, Second & Third Floors

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Location & Description

Queen Street forms one of the main arterial roads connecting the High Street to New North Road. The central shopping area is approximately a quarter of a mile distant to the south east. Exeter College and the University are both within easy walking distance, and the Central Railway Station is also close to hand.

44 & 45 Queen Street are part of an imposing Georgian Terrace comprising 10 properties, which forms an impressive landmark building easily identified by visitors to the city. There are a variety of office and retail occupiers within this Terrace including the Exeter Business Hub (serviced offices), the YMCA Exeter and Beijing Beijing Restaurant.

The suite extends to 1,891 sq.ft (174.96 sq.m) over first, second and third floors and has a modern fitted kitchen and adjoining staff room with toilets on the first and second floors. It has recently been refurbished and has attractive features including fireplaces in some rooms and electric heating.

The suite benefits from four car parking spaces at the rear of the building.

Accommodation

The accommodation is summarised opposite. All areas quoted are approximate and on a net internal area basis:

Accommodation	Sq ft	Sq m
<i>First Floor</i>		
Office / Consulting Rooms x 5	737	68.42
Kitchen	67	6.20
Staff Room	200	18.54
Storage Cupboard	11	0.59
Toilet	--	--
<i>Second Floor</i>		
Office / Consulting Rooms x 4	507	47.04
Storage Cupboard x 2	19	1.69
Toilet	--	--
<i>Third Floor</i>		
Open Plan Office	308	28.57
Store	42	3.91
Total	1,891	174.96

Business Rates

Rateable Value: £19,750 (from 1st April 2026).

Description: Offices and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;
<https://www.gov.uk/find-business-rates>

Repairs

The lease will be drawn on an Internal Repairing and Insuring basis, whereby the tenant is only responsible for the internal repairs and decoration of their demised suite. The landlord maintains the structural walls and roofs and pays for the external decorations as well.

Service Charge

A service charge is payable by all the tenants in The Terrace towards the fire alarm system and any other shared services including items such as external litter picking and weed control around the buildings. Each tenant contributes their fair proportion for the building's insurance, and this is charged once a year. Further details of these costs are available from the Agents.

Terms

The suite is available on a new Internal Repairing only lease on terms to be agreed at a rent of £22,500 per annum exclusive.

VAT

We understand that VAT is not chargeable to the rent.

Legal Costs

Each party to bear their own legal costs incurred with the transaction.

Energy Performance Certificate

The energy performance certificate rating is D86.

Viewing

For further information or to view the premises, please contact the sole agents, Bruton Knowles.

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Contact:

Mark Beskeen BSc (Hons) MRICS

Senior Surveyor

T: 01392 251171

E: mark.beskeen@brutonknowles.co.uk

Exeter office:

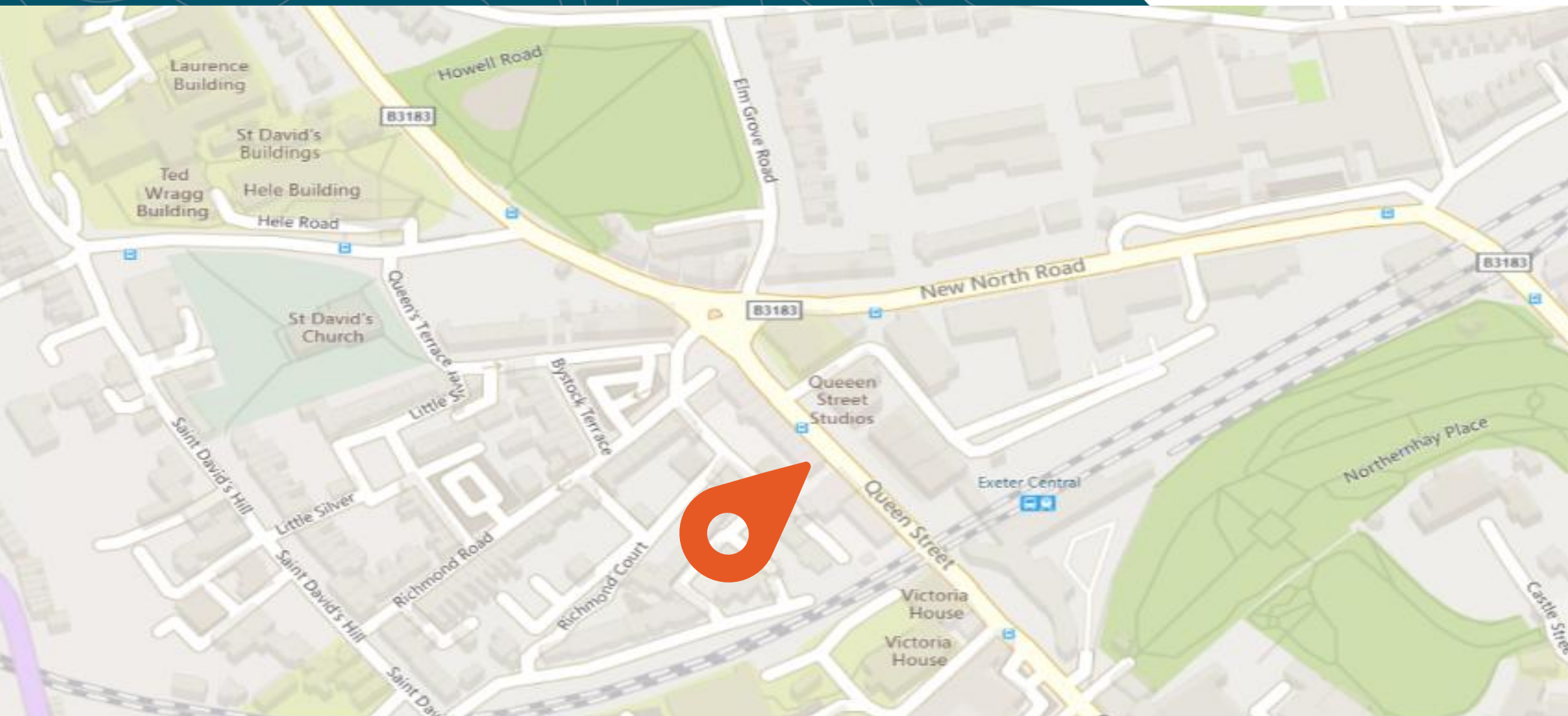
17 Barnfield Road

Exeter EX1 1RR

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