

To Let

Central Exeter

Attractive Period Offices with Parking
31.02 Sq.m (334 Sq.ft)



Please note the photograph above is of the whole terrace
(which includes 51 Queen Street) and is intended to give an indication of the character & scale of the property.

51 Queen Street, Exeter, EX4 3SR

Location:

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 close to hand.

Description:

51 Queen Street is part of an imposing Georgian Terrace comprising 10 properties, which forms an impressive landmark building easily identified by visitors to the city. Other occupiers within the Terrace include the South West Business Centre, Aquila Financial Services and Crisp Group. There are a range of other local business and two restaurants within the Terrace.

There is currently a small office suite available at lower ground floor level with direct access to the car park at the rear. Other occupiers in the building include, Carole Trim Architects, Jenkins Hansford Quantity Surveyors and DMF Music.

Accommodation:

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

Suite 1	Metric Area (sq.m)	Imperial Area (sq.ft)
Lower Ground Floor Office 1	17.48	188
Lower Ground Floor Office 2	13.54	146
TOTAL	31.02	334

Shared Facilities:

There are communal WCs at ground floor and lower ground levels, and a shared kitchen facility on the lower ground floor.

Parking:

The suite has one allocated car space within the private car park.

Services:

The properties benefit from mains electricity, gas and water. The suites are individually metered (or on a check meter) for electricity and gas. The water consumption is metered and apportioned.

Repairs:

The lease is to be drawn on an Internal Repairing and Insuring basis, whereby the tenants are responsible for the internal repairs and decoration of their demised office suite, and the landlord maintains the structural walls and roofs, and pays for the external decorations.

Service Charge:

The tenants contribute towards the cost of the repair and decoration of the internal communal areas and the fire alarm system and any other shared services including items such as external litter picking and weed control around the buildings. The cost of these items is charged annually to the tenants on a pro-rata basis. 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.

Business Rates:

The suites will be reassessed shortly by Exeter City Council with more details available at a later date.

Terms:

The office suite is available on a three year lease with annual break options for the tenant.

Rent:

Suite 1 (Lower Ground Floor only) £3,750 per annum exclusive (including 1 car parking space)

Legal Costs:

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

Energy Performance Certificate (EPC):

An EPC has been requested for this property and further details are available on request.

Viewing:

For further information, or to view the premises, please contact the sole agents:

Haarer Goss
17 Barnfield Road
Exeter
EX1 1RR

☎ (01392) 251171 or email: enquiries@haarergoss.co.uk

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