



# To let

## Ground 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](mailto: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 and unrivalled public transport accessi-  
bility

From 2,885 to 4,941 sq ft (268 to 459 sq m)

With optional on-site secure parking

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Beaufort House fronts New North Road, a main road into Exeter city centre. The High Street and John Lewis 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.

## Beaufort House

Beaufort House is a modern office building where current occupiers include Capita, Step One charity and Pearson Driving Assessments. The offices are accessed via a spacious lobby with concierge desk manned in normal working hours. The building has an underground car park.

## Description & Accommodation

The available suite is on the ground floor and is accessed via a spacious shared lobby. The suite shares WC facilities (including disabled) on the same floor as well as 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 an IPMS3 area of 2,885 sq ft (268.0 sq m).

The offices are currently laid out as a main open-plan office, plus a boardroom, a meeting room and a private office, all formed of demountable office partitioning. There is a newly-fitted kitchen point within the offices.

It may be possible to combine this suite with the adjacent offices, in which case the whole of the ground floor can be offered, totaling circa 4,941 sq ft (459.0 sq m).

## Parking

Parking spaces are available in the barrier-controlled undercroft car park at £1,250 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 £37,500 per annum, 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 of £27,250 and the rates payable in the year 2019/20 are understood to be £13,379.75 before any transitional arrangements. Parking spaces are separately assessed for business rates.

## 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](mailto:jonathan@sccexeter.co.uk)





Beaufort House seen from the High Street

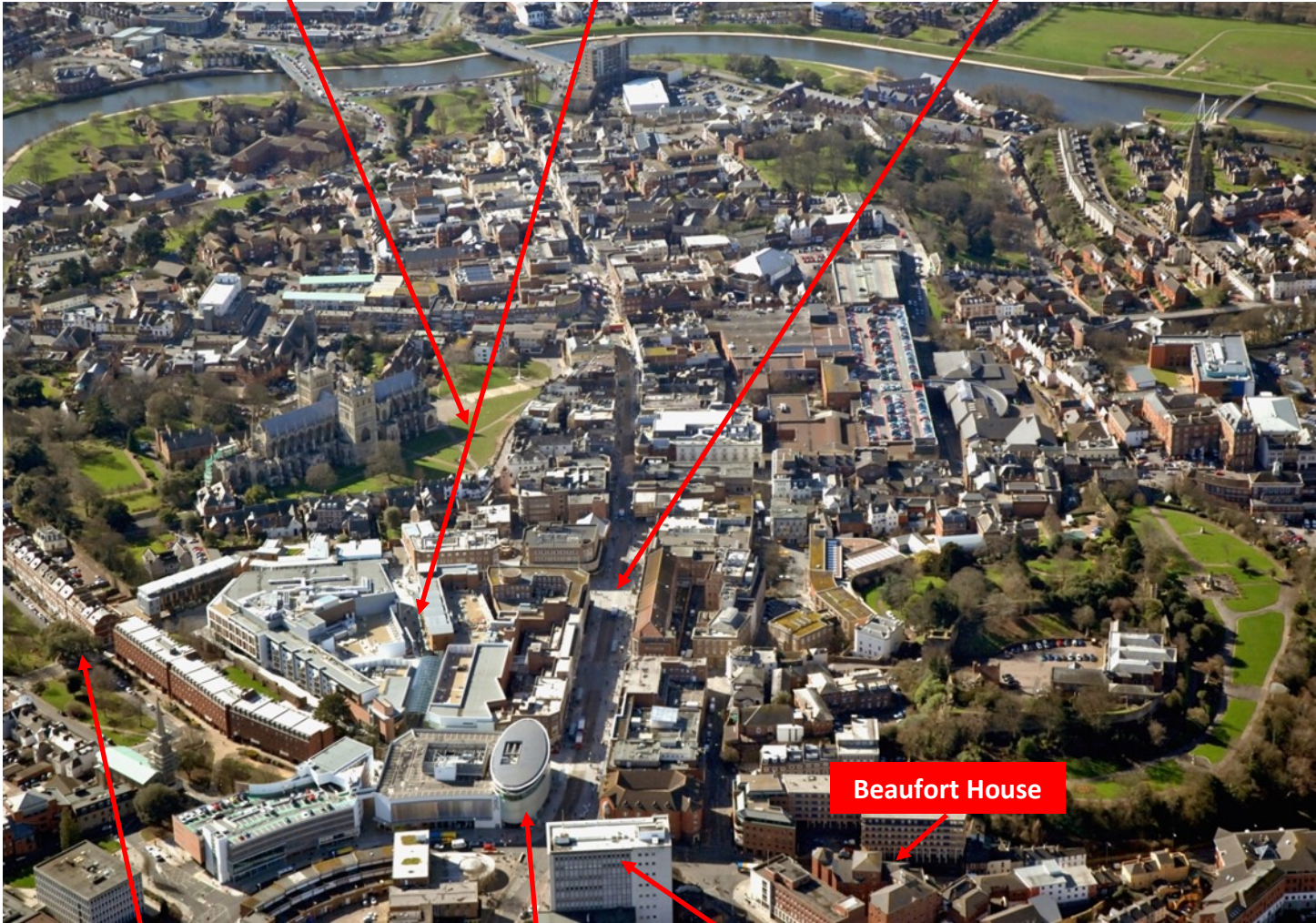


Beaufort House with John Lewis in background

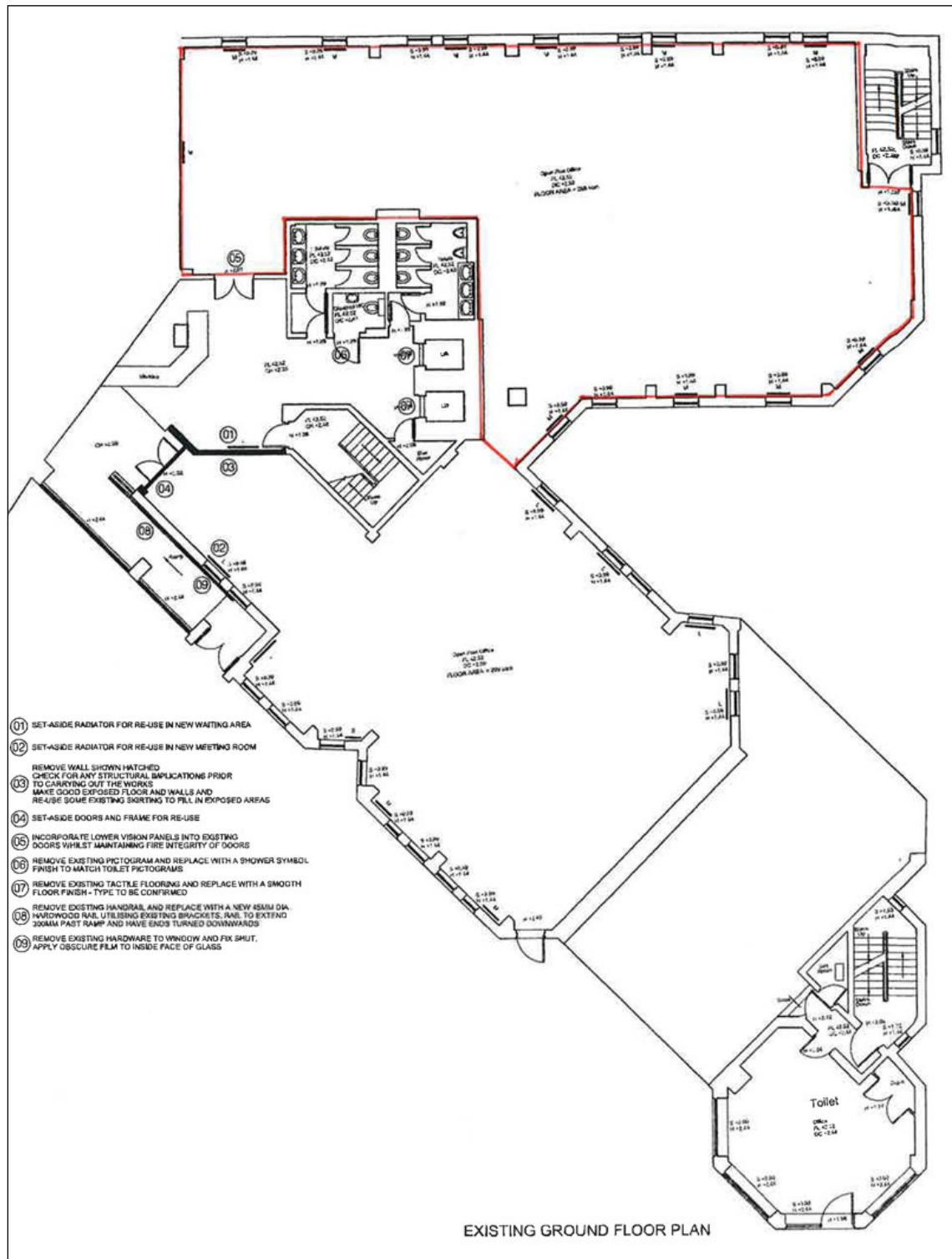


Interior of the suite









#### Exeter Office

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