



Cheeke Street (8/12/20)

TO LET

EXETER - THE DEPOT, BAMPFYLDE STREET, EX1 2FW
SIZE - 27 SQ M (290 SQ FT) - 845 SQ M (9,085) SQ FT

**** 1,385 SQM (14,906) SQ FT—ALREADY LET****

LOCATION

Exeter boasts a population of 128,900* and is home to Exeter University, ranked 12th in the UK and part of the Russell Group**.

Phase 1 of The Depot fronts Bampfylde Street, Cheeke Street and Belgrave Road. The development is next to a Vue Cinema and is directly opposite the new 9 stand bus station and state of the art leisure centre both under construction and scheduled for completion in 2021 <https://exeter.gov.uk/people-and-communities/major-projects/st-sidwells-point/>

Phase 2 fronts Summerland Street and is currently under construction and will be ready for handover in mid 2021 * Exeter City Council ** Exeter University

DESCRIPTION

- 2,193 sq m (23,606 sq ft)
- E Class planning consent providing for retail, financial & professional services, cafe/restaurant, offices, medical & gym uses.
- 715 Students beds (including 114 in Phase 2).
- Adjoins 244 space multi-storey car park
- Next to 7 screen Vue Cinema
- Opposite new bus station & leisure centre under construction
- In excess of 1,450 students living above/adjoining buildings/close by.

ACCOMMODATION

All arranged on ground floor as scheduled below.

Consideration would be given to combining units or splitting* to accommodate differing size requirements.

PHASE 1 - Immediately Available			
Unit 1:	325 m ²	(3,498 ft ²)	LET TO DWP
Unit 2*:	519 m ²	(5,587 ft ²)	LET TO DWP
Unit 3*:	446 m ²	(4,801 ft ²)	LET TO CO-OP
Unit 4:	105 m ²	(1,130 ft ²)	Available
Unit 5:	148 m ²	(1,593 ft ²)	Available
Unit 6*:	226 m ²	(2,433 ft ²)	Available
Unit 7:	95 m ²	(1,020 ft ²)	LET TO COFFEE
PHASE 2 - Available Mid 2021			
Unit 8:	46 m ²	(495 ft ²)	Available
Unit 9:	60 m ²	(646 ft ²)	Available
Unit 10:	27 m ²	(290 ft ²)	Available
Unit 11:	196 m ²	(2,111 ft ²)	Available
	2,193 m ²	(23,606ft ²)	

CONTACT

Carter Jonas LLP
 Berkeley Place
 Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Stuart Williams

Partner

0117 363 5693 | 0117 922 1222

stuart.williams@carterjonas.co.uk

William Pattermore

Surveyor

0117 403 9946 | 0117 922 1222

william.pattermore@carterjonas.co.uk

IMPORTANT INFORMATION

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EXETER THE DEPOT

PLANNING

Permission has been granted for the new E class planning consent providing for retail, financial & professional services, café/restaurant, offices, medical & gym uses. All uses will require landlord's consent.

SPECIFICATION

Constructed to shell specification to include a new shop fronts and capped off services. Detailed specifications and plans are available on request.

LEASE

New terms to be agreed to incorporate 5 yearly upward only rent reviews.

RENTS

On application.

SERVICE CHARGE

On application.

RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATES

For Phase 1 units, these are assessed as B (30-33). Individual certificates are available on request. Phase 2 units will be assessed post completion.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive where applicable.



Co-Op corner of Cheeke St / Belgrave Rd (8/12/20)



Bampfylde Street Frontage (8/12/20)



View to The Depot, Vue Cinema & Leisure Centre construction site (12/2/21)



Phase 2 - Summerland Street Under Construction (8/12/2020)

SUBJECT TO CONTRACT
Updated March 2021

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**Carter
Jonas**



Exeter

**PICTURE HOUSE
APARTMENTS
SIDWELL STREET
102 STUDENT BEDS**

**VERNEY STREET
29 STUDENT
BEDS**

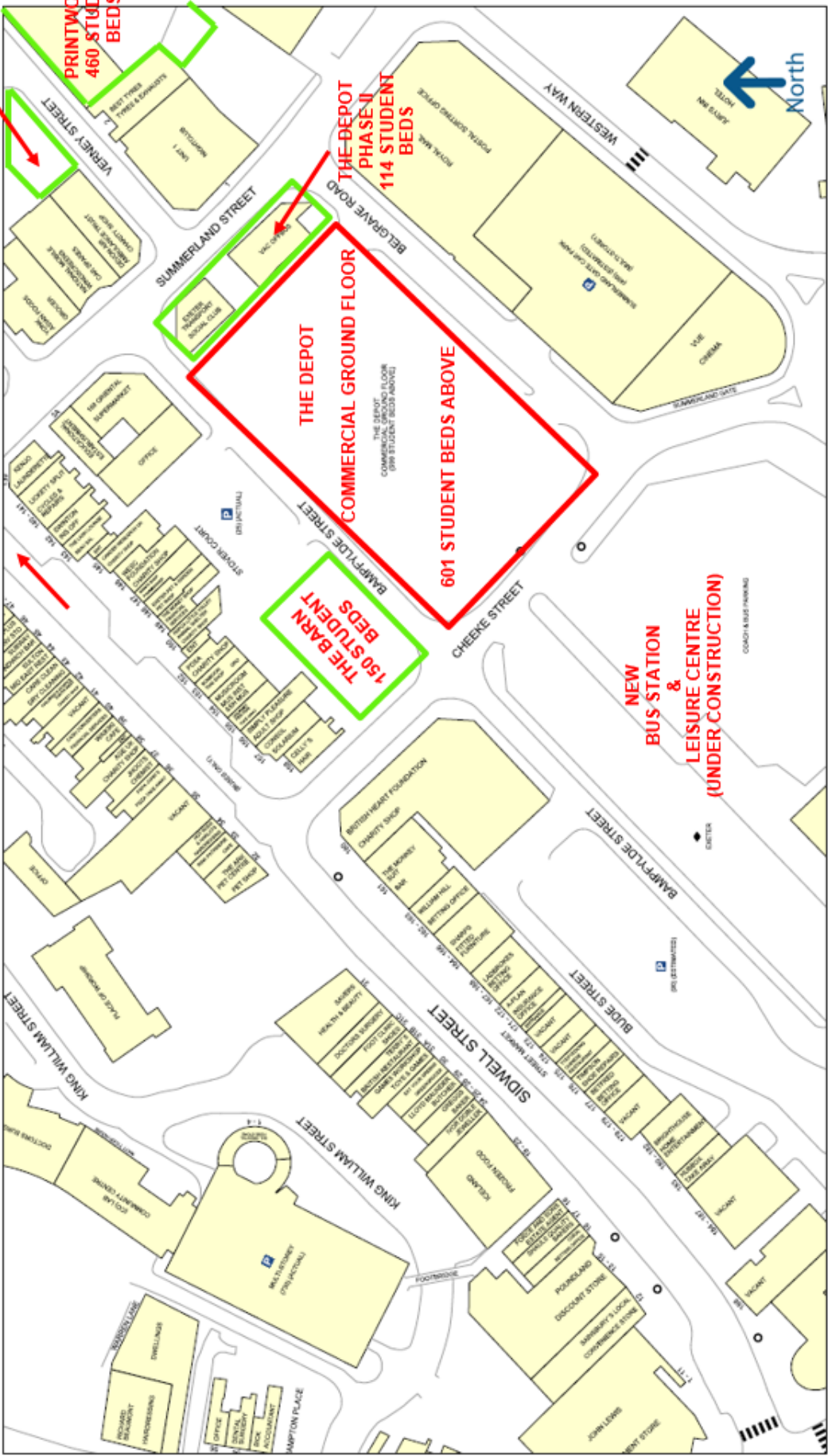
**PRINTWORKS
460 STUDENT
BEDS**

**THE DEPOT
COMMERCIAL GROUND FLOOR
601 STUDENT BEDS ABOVE**

**THE DEPOT
PHASE II
114 STUDENT
BEDS**

**THE BARN
150 STUDENT
BEDS**

**NEW
BUS STATION
&
LEISURE CENTRE
(UNDER CONSTRUCTION)**



The Depot, Exeter

