



stratton  
creber  
commercial

property consultants

# To let

## 23, Richmond Road, Exeter, Devon, EX4 4JF

Viewing by prior appointment with  
Jonathan Ling or  
Vicky Bandyszewska

**(01392) 202203**

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

[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

Second floor of a mid-terrace office building

Newly refurbished

Approx: 353 sq ft (32.8 sq m)

Flexible lease terms

Qualifies for 100% small business rates relief

Rent: £550 per month

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

## Location

Richmond Road is in the St Davids district of Exeter, close to the Clocktower junction of New North Road and South Street. It is around 500 metres from High Street, 250 metres from Exeter Central Railway Station and 600 metres from Exeter St Davids Railway Station.

Richmond Road and neighbouring streets are formed of elegant rendered Georgian buildings which are in a variety of uses including offices, medical, hotels, education and residential. The area is popular with businesses owing to its proximity to the city centre and public transport hubs, as well as the availability of pay-&-display parking in the area (one car park directly opposite the property and another within 100 metres).

## Description

The property is a newly refurbished mid-terrace office building offering office accommodation on second floor plus use of a communal kitchen and WCs on the ground floor.

The layout of the office comprises the whole of the second floor: 2 rooms, 1 larger double aspect room to the front with built in storage, 1 smaller to the rear with view of Exeter Cathedral. See floor plan overleaf.

There are two public car parks close to the property (within 115 metres). Season parking tickets can be purchased for these carparks through the council website.

## Accommodation

The property has the Net Internal floor area of 353 sq ft (32.8 sq m)

## Lease Terms

The property is offered by way of a new lease up to a maximum initial term of 12 months. The monthly rent is **£550 per month inclusive of service charge, buildings insurance and all mains utilities.**

## Rateable Value

Rates are to be reassessed in respect of this floor. It is understood that 100% Small Business Rates Relief will be available to qualifying companies.

## VAT

VAT is not applicable to the rent.

## Broadband

A report on the broadband packages available at this address, and the relative speeds they may offer, is available on request.

## Legal Costs

Both parties are 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 / Vicky Bandyszewska

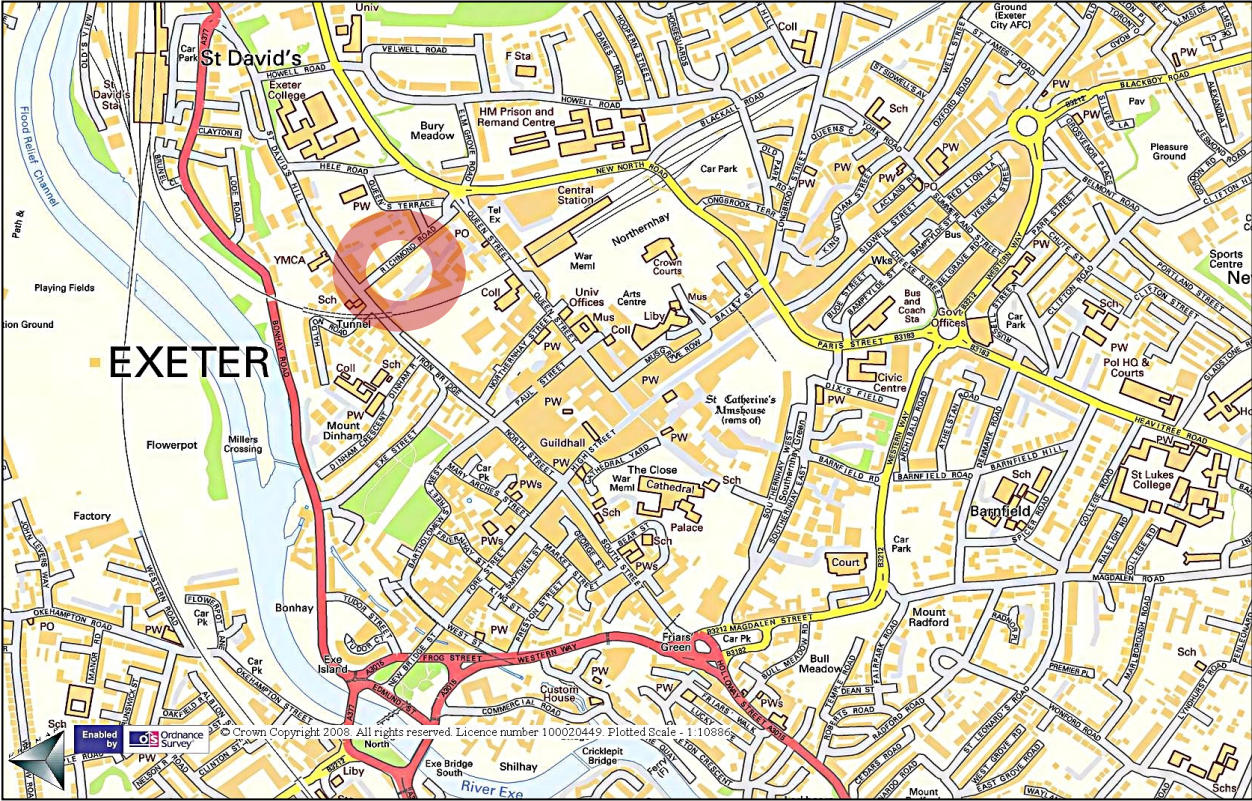
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