



To let

26 Commercial Road, Exeter, EX2 4AB

Viewing by prior appointment
with Jonathan Ling/
Vicky Bandyszewska

(01392) 202203

Character offices close to the Quay and within walking distance of Exeter city centre

Approx: 435 sq ft / 40.4 sq m

Two allocated parking spaces

New lease available from April 2021

100% Business Rates Relief

To let: £7,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated at Cricklepit Mill on Commercial Road next to Exeter Quay, and 0.3 mile walk away from the town centre. Commercial Road is accessed by vehicle off Western Way a main arterial route to Exeter city centre, or by foot or cycle from the Quay itself.

Exeter's historic quayside is an attractive area of the city, popular with locals and tourists alike for its restaurants, public houses, cafes, independent shops and water sports.

Description

The property comprises an attractive office building with character features including tiled entrances, decorative molding around the ceiling edges and ornate spiral stair case.

The accommodation comprises an open plan office on the ground floor, a spiral staircase rises to the first floor with WC and storage space.

The property benefits from large windows providing plenty of natural light and night storage heating. There are two tandem allocated parking spaces adjacent to the property.

Accommodation

Description	Sq ft	Sq.m
Ground Floor	339	31.5
First Floor including WC	96	8.90
TOTAL:	435	40.4

Lease Terms

26 Commercial Road is available by way of a new lease on a contributory full repairing and insuring basis, other terms to be agreed.

Energy Performance Certificate (EPC)

An EPC is to be assessed.

Business Rates

Rateable value: £4,650

100% Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

VAT

VAT is not applicable to the rent.

Legal Costs

Both parties to bear their own legal costs 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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