



Beaufort House, 51 New North Road, Exeter EX4 4EP

To let

Viewing by prior appointment with
Jonathan Ling MSc MRICS

(01392) 202203
jonathan@sccexeter.co.uk

Modern offices in the heart of the city, just off High Street, near
John Lewis

Excellent broadband capability

Full disabled access and unrivalled public transport accessibility
(Railway station within 0.5 miles)

From 2,251 sq ft / 209.12 sq m

strattoncrebercommercial.co.uk

Location

Beaufort House is located on New North Road approximately 100 yards from Exeter High Street, close to John Lewis and Partners. There are a number of office buildings in the immediate area with occupiers including estate agents, civil services and property development as well as a number of restaurants, and independent shops.

Both the central bus station and Central Railway Station are around 300 metres away, and the King William (John Lewis) multi-storey car park is around 200 metres away. Both High Street and Princesshay Shopping Centre, with its shops and restaurants, are around 50 metres away.

Accommodation

The suites available are accessed via the ground floor lobby, with upper floors accessed by stairs and two passenger lifts, each suite shares WC facilities (including disabled) on the same floor as well as shower facilities in the building.

The suites have raised access flooring, suspended ceilings with integrated lighting, opening double-glazed windows, and a fitted kitchen.

Beaufort House suites are predominantly open plan with partitioning to create meeting rooms and private offices.

Lease Terms

The suites are offered by way of a new lease on contributory full repairing and insuring terms. All other terms are by agreement.

A service charge will apply in respect of Landlord's costs in running and maintaining the building.

Basement parking spaces, where available, are offered at a rate of £1,500 per space per annum.

Energy Performance Certificate (EPC)

The EPC for this property is available from the agents by request.

VAT

All figures are exclusive of VAT.

Legal Costs

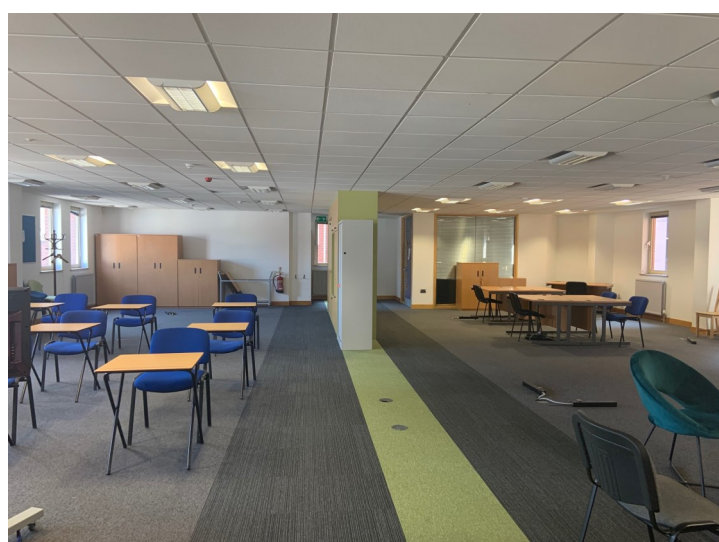
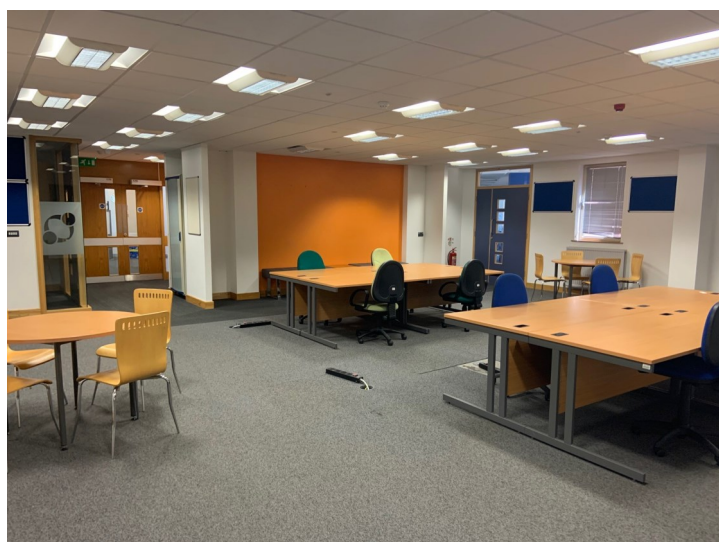
Both parties to bear their own legal costs in the transaction.

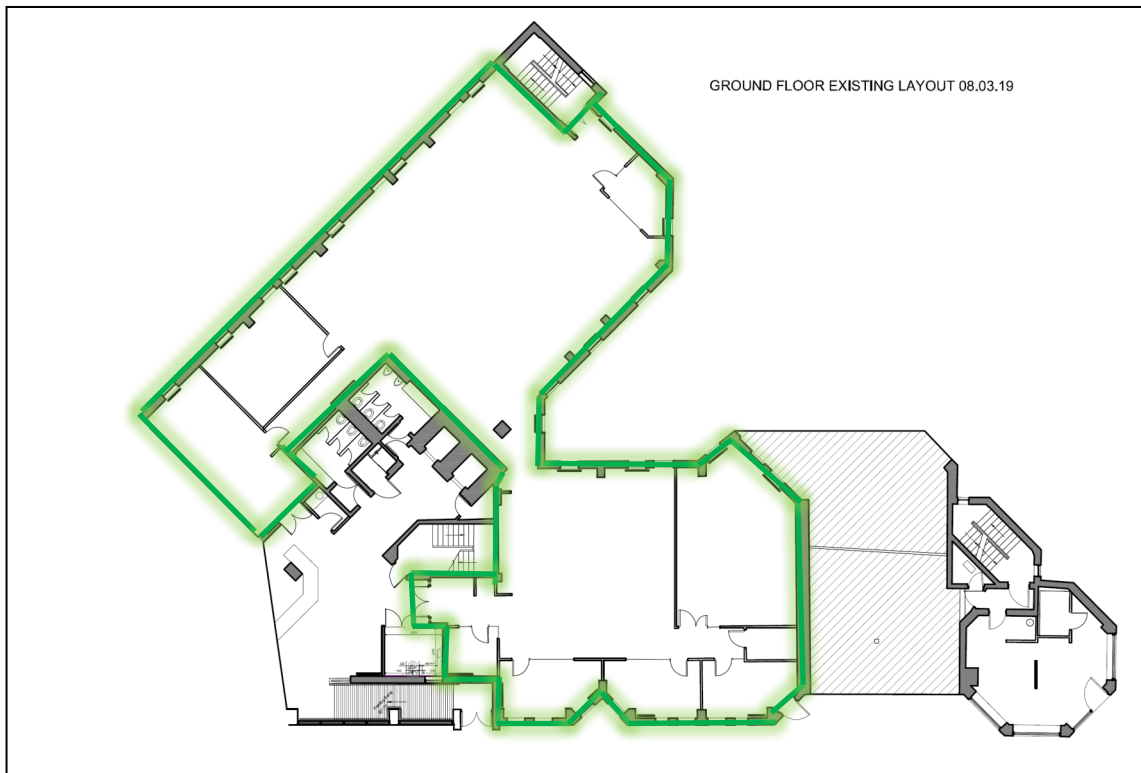
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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