

TO LET

Attractive Period Office Suite with Parking

Part Second & Third Floor – 51 Queen Street, Exeter EX4 3SR



- 452 sq.ft (42.01 sq.m)
- Central location near Exeter College
- Allocated parking (for one) in private rear car park
- Impressive Georgian Terrace



To Let | Code 12216

brutonknowles.co.uk

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Location

Queen Street forms one of the main arterial roads connecting the High Street to New North Road. The central shopping area is approximately a quarter of a mile distant to the south east. Exeter College and the University are both within easy walking distance, and the Central Railway Station is also close to hand.

Description

51 Queen Street is part of an imposing Georgian Terrace comprising 10 properties, which forms an impressive landmark building easily identified by visitors to the city. There are a variety of office and retail occupiers within this Terrace including the Exeter Business Hub (serviced offices), the YMCA Exeter and Beijing Beijing Restaurant.

An office is available on the second floor together with a further two offices or stores on the third (attic) floor. The office is presented in good condition with a gas fire (on second floor only) and benefits from an allocated car parking space in the private rear car park.

Accommodation

The accommodation is summarised below. All areas quoted are approximate and on a net internal area basis:-

Accommodation	Sq ft	Sq m
<i>Part Second & Third Floors</i>		
Part Second Floor Office * UNDER OFFER *	212	19.65
Third Floor Office / Store 1	125	11.64
Third Floor Office / Store 2	115	10.72
Total	452	42.01

Shared Facilities

There are communal WCs at ground floor and lower ground levels, and a shared kitchen facility on the lower ground floor.

Parking

The suite has one allocated car parking space in the private rear car park.

Services

The building benefits from mains electricity, gas and water.

Repairs

The lease will be drawn on an Internal Repairing and Insuring basis, whereby the tenant is only responsible for the internal repairs and decoration of their demised suite. The landlord maintains the structural walls and roofs and looks after the external decoration as well.

Service Charge

A service charge is payable by all the tenants in The Terrace towards the fire alarm system and any other shared services including items such as external litter picking and weed control around the buildings. The cost of these items is charged annually to the tenants on a pro-rata basis. Each tenant contributes their fair proportion for the building's insurance, and this is also charged once a year. Further details of these costs are available from the Agents.

Business Rates

Second Floor Office * **Under Offer** *
Rateable Value: £2,350 (from 1st April 2026).
Description: Offices and Premises.

Third Floor Office / Store
Rateable Value: £1,275 (from 1st April 2026).
Description: Offices and Premises.

Rateable Value: £1,150 (from 1st April 2026).
Description: Store and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;
<https://www.gov.uk/find-business-rates>

Terms

The office suite is available on a new three year lease with annual tenant only break options at a rent of £4,950 per annum exclusive (including one parking space).

VAT

We understand that VAT is not chargeable to the rent.

Legal Costs

Each party to bear their own legal costs incurred with the transaction.

EPC

The energy performance certificate rating is E120.

Viewing

For further information or to view, please contact the sole agents Bruton Knowles.

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Contact:

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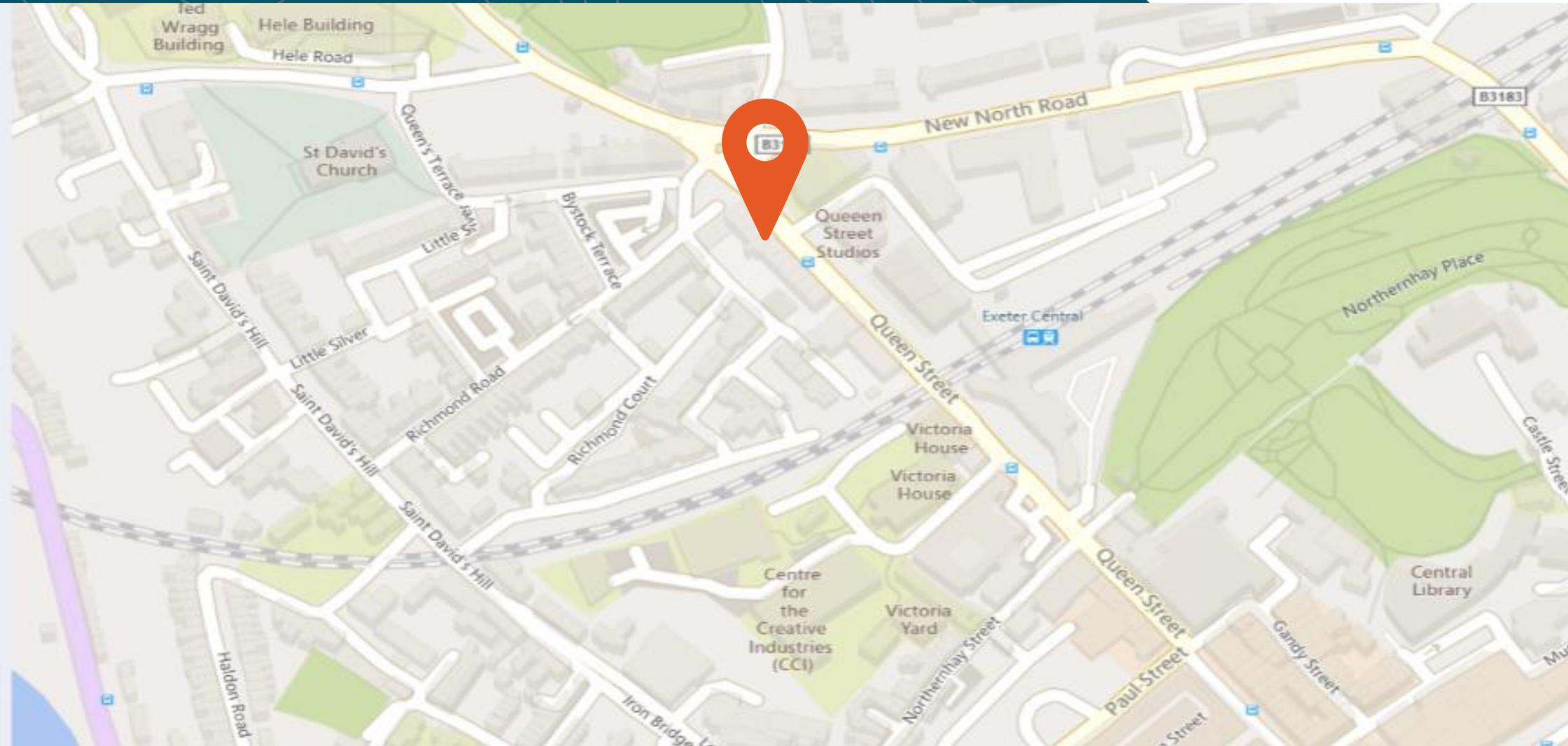
EX1 1RR



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what3words [Text.opens.edgy](https://www.what3words.com)

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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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