



18 Gandy Street, Exeter, EX4 3LS

To let

Viewing by prior appointment with  
Orla Kislingbury

**(01392) 202203**

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

Second floor office suite in vibrant city centre location.

Suitable for a variety of uses (STC)

Comprises 3 rooms with entrance lobby

Net Internal Area approx: 762 sq ft (70.8 sq m)

To let: £8,500 per annum (plus VAT)

## Location

The office suite is situated on Gandy Street, a cobbled pedestrian street leading off the High Street which is popular with independent retailers, hairdressers, and alternative medicine practitioners. The suite faces the Royal Albert Memorial Museum and Phoenix Arts Centre. The High Street, city centre car parks and Exeter central station are within close proximity.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Orla Kislingbury  
Tel: (01392) 202203  
Email: [orla@scceyeter.co.uk](mailto:orla@scceyeter.co.uk)

## Description

The suite is on the second floor with shared access from a private courtyard off Gandy Street. The space comprises three rooms, two of which lead directly off the entrance lobby. The suite is on the corner of the building and all rooms have good natural light. The suite has shared use of toilet and kitchen facilities.

## Accommodation

The suite has an approximate net internal area of 762 sq.ft (70.8 sq m)

## Lease Terms

The property is offered by way of a new lease at an initial annual rent of £8,500 per annum exclusive.

A service charge is payable to include maintenance of the exterior and common parts, fire alarm testing, cleaning of toilets and kitchens, buildings insurance and all mains utilities.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C (51)

## Business Rates

The Business Rates for the year from April 2026—March 2027 are as follows:

Rateable value: £5,300  
Rates payable: £2,289.60

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

## VAT

VAT is applicable to the rent and service charge.

## Legal Costs

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