



To let

The Station Masters House, New North Road, Exeter, Devon, EX4 4HF

Viewing by prior appointment with
Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

Ground and first floor office accommodation with parking

Shared toilet facilities

Suitable for a variety of uses (STP)

Approx: 309 - 1,547 sq ft / 28.7-140 sq m

To let from: £3,000 - £15,000 per annum

Location

The property is situated North of the city centre, on the south side of New North Road and East of the clock tower. The clock tower is at the end of Queen Street, a main route into the city centre and road leading off the high street.

The surrounding area comprises mixed-use properties, with office conversions, retail units, leisure venues and student-oriented properties.

Description & Accommodation

The property comprises a former station building comprising two self contained office suites with access off the central core.

The ground floor suite is laid out as a series of interconnected rooms, with the benefit of storage, a basement office and kitchen. Toilets can be accessed off the entrance lobby. The specification includes carpet throughout, wall mounted radiators, crittal double glazed windows, Cat II lighting, power & data to walls, and intercom door entry.

The first floor suite is two adjoining independently accessed rooms with an interconnecting door. Toilets can be accessed across the landing from the stairs. The specification includes wood effect flooring, LED lighting, wall mounted radiators, with power and data to walls.

Both suites can be offered together to total:

Floor	Description	Sq.ft	Sq.m
Ground	Office	1,238	111.5
First	Office	309	28.7
Total:		1,547	140.2

Lease Terms

The property is offered by way of a new contributory fully repairing and insuring lease at an initial annual rent of **£3,000- £15,000 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: E (108).

Business Rates

Ground floor (as of April 2026):
Rateable Value: £14,000

First floor (as of April 2026):
Rateable Value: £5,400

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

VAT

The figures quoted are exclusive of VAT.

Legal Costs

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

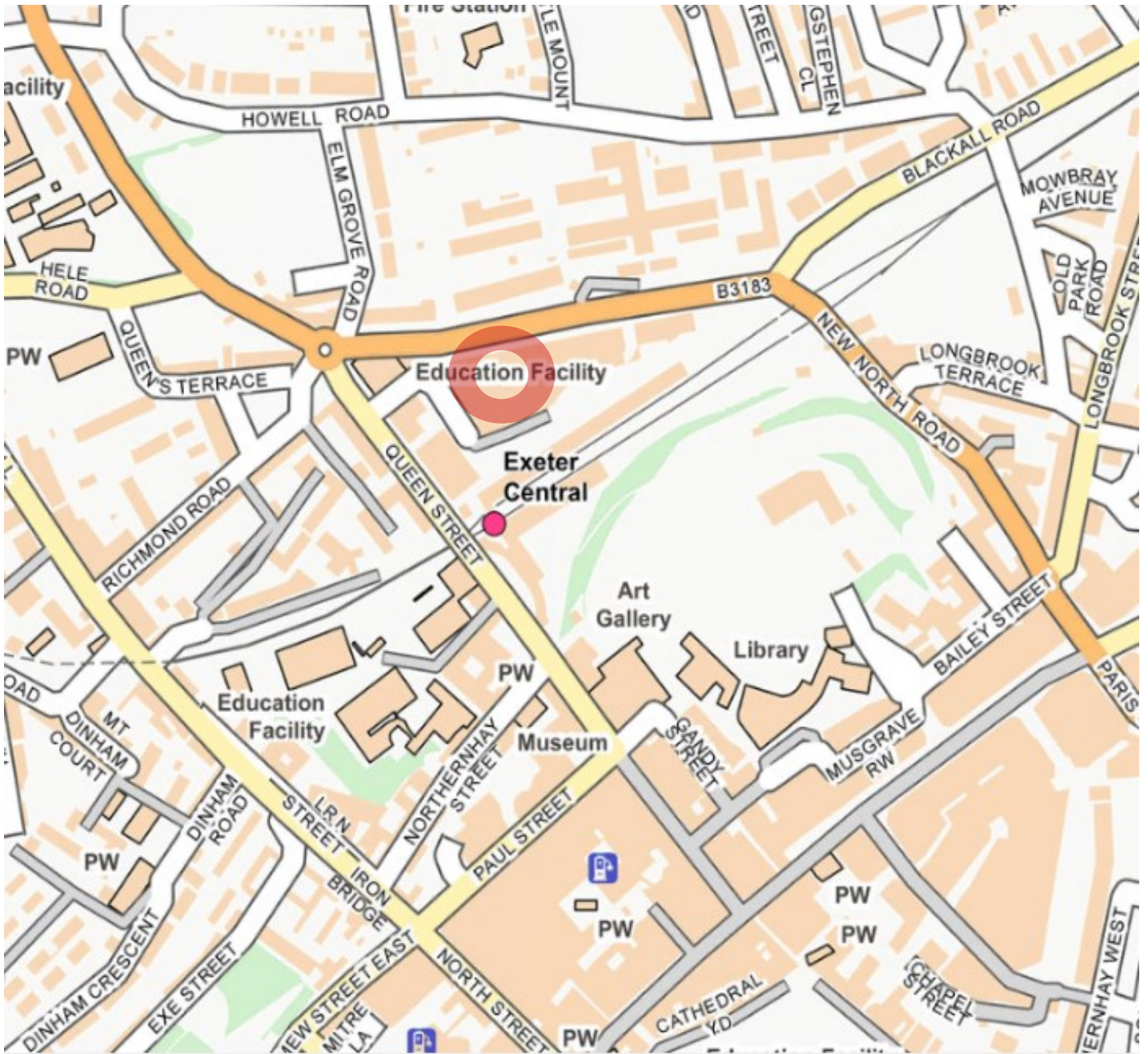
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury
Tel: (01392) 202203
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