



Unit A, Portland House, Longbrook Street, Exeter, Devon, EX4 6AB

To let

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Well presented modern retail / office unit

Situated in a highly prominent position close to the city centre

Approximately: 1,360 sq ft / 126 sq m

Available immediately

Rent: £22,000 per annum

Location

Portland House boasts an excellent central position just off the main retail High Street, close to John Lewis and Waterstones.

Longbrook Street has a number of independent restaurants/cafes, professional services and hairdressers as well as student housing and private residents.

The location has good transport links including regular bus services and is only a short walk from Central Train Station.

Description

Portland House has a prominent and highly visible corner position glazed on three sides.

The property comprises an open plan office/ sales area with two WC's, kitchen and meeting room/ store.

This property benefits from LED lighting, suspended ceiling, air conditioning and carpeting throughout.

Accommodation

The property comprises an approximate floor area of:

1,360 sq ft / 126 sq m.

Lease Terms

This property is available by way of an assignment of the current lease expiring 25th July 2034. There is a tenant only break and rent review 26th July 2029.

The current rent is **£22,000 per annum.**

Deposit, Accounts and References

A deposit, accounts and references are required subject to tenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: B

Business Rates

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

Ratable Value:	£21,750.00
Rates Payable:	£9,396.00
Rates Payable:*	£8,308.50

Interested parties are advised to contact the local authority with regards their liability.

VAT

VAT is chargeable 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: Victoria Bandyszewska

Tel: (01392) 202203

Email: vicky@sccexeter.co.uk





Exeter Office

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