

No 15

Magdalen Street, Exeter EX2 4HZ

Ft²

2,650 sq ft

M²

246.2 sq m



HECTOR PEARCE

Vickery Holman
Property Consultants



Greendale
GROUP

TO LET

SPEC

- **Rare opportunity to take on prominent commercial space.**
- **Flexible internal configuration suitable for a variety of uses.**
- **Corner position with excellent visibility.**
- **Pedestrian access directly from the street.**
- **Close proximity to main road links and local amenities.**

DESCRIPTION

This prominently positioned detached two-storey property offers versatile commercial accommodation suitable for a range of business uses. The ground floor provides open-plan space with good natural light. The first floor is accessed via an internal staircase and offers additional office or ancillary accommodation, benefitting from windows on multiple elevations and access to a flat-roof terrace area. Externally, the property occupies a corner position with road frontage and pedestrian access directly from the street.

The premises are well-presented and adaptable, offering an excellent opportunity for occupiers seeking self-contained accommodation within an accessible and established commercial location.



LOCATION

15 Magdalen Street occupies a prominent position within Exeter's vibrant city centre, situated just a short walk from the historic Cathedral Green and the prime retail areas of the High Street and Princesshay Shopping Centre. Magdalen Street forms part of a busy and well-established commercial thoroughfare linking the city centre with Southernhay, Exeter's principal professional district.

The surrounding area is home to a mix of independent retailers, cafés, restaurants, and professional offices, creating a lively and attractive environment for both businesses and visitors. The property benefits from excellent accessibility. Exeter Central and St David's railway stations are within easy reach, providing regular services to London Paddington, Bristol, and other regional centres. Road connections are also strong, with the A30, A38, and M5 motorway all readily accessible from the city centre. Nearby public car parks and local bus routes further enhance connectivity. This well-connected and characterful location makes 15 Magdalen Street an ideal base for professional services, retail, or other commercial occupiers seeking a central Exeter address with strong amenities and visibility.



ACCOMMODATION

	M ₂	Ft ₂
No 15		
Ground Floor	145.5	1,566
First Floor	84.4	909
Basement	16.3	175
Total	246.2	2,650



ANTI - MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

CONTACT

For further information, please contact the joint sole marketing agents:



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