



To Let

£49,950 pax

Morwenstow, 7 Barnfield Crescent, Exeter,
Devon, EX1 1QT

3,730 Sq Ft
(346.5 Sq M)

Summary

- Prominent 20th-century Arts and Craft style property
- Approx. 3,730 sq ft (346.53 sq m)
- Ample parking available
- Other occupiers include Offices at No. 1, East of Exe Estate Agents, Kirk Hills Chartered Accountants and Turner Locker Barnfield
- Located with Exeter's Central Business District
- Characterful attractive accommodation
- Suitable for alternative uses subject to planning

Location:

Barnfield Crescent occupies a well-established position within Exeter's central business district fringe, immediately adjacent to Southernhay and within a short walk of the Prime Retail Core/High Street and the wider city centre amenity offer. The location benefits from strong occupier appeal, combining a professional setting with excellent day-to-day services including cafes, restaurants, banks and hotels in close proximity.

Connectivity is a key attribute: Exeter Central station is nearby, providing convenient regional links, with straightforward access to the principal road network via key arterial routes connecting to the A30/A38 and M5. The surrounding area is characterised by a mix of

period and modern office accommodation, professional services occupiers and civic uses, making it well suited to office, consulting and client-facing businesses seeking a central Exeter address.

Description:

Morwenstow is a "splendid" Arts & Crafts house, creating a stark contrast with the 18th-century Georgian architecture of the adjacent crescent. Built in the early 20th century it was named by a nephew of the Reverend R.S. Hawker, who was the vicar of Morwenstow in Cornwall from 1834 to 1875. Often considered architecturally incongruous to the surrounding 1792-planned terrace. It was dubbed a "Monstrous Villa" by John Betjeman.

The property has a grand entrance hall and still retains many fine period features including fireplaces, lead glazing and wall paneling. All the rooms are light and spacious and filled with character.

As currently configured, there are a total of 13 offices, 2 staff kitchens, further utility and store rooms, 4 cloakrooms and gas fired central heating throughout.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Ground Floor	152.83	1645
First Floor	131.18	1412
Second Floor	62.52	673
Total	346.5	3,730

Services:

We understand that mains electricity, water and drainage are connected to the property however

these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

E (125)

Planning:

Planning permits any use within Class E which provides flexibility for the space to be used by many commercial businesses without needing further planning permission including office, retail, professional services, creche/nursery, gym, and indoor recreation.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £70,000, therefore making the approximate Rates Payable £33,600 per annum for 2026/27.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

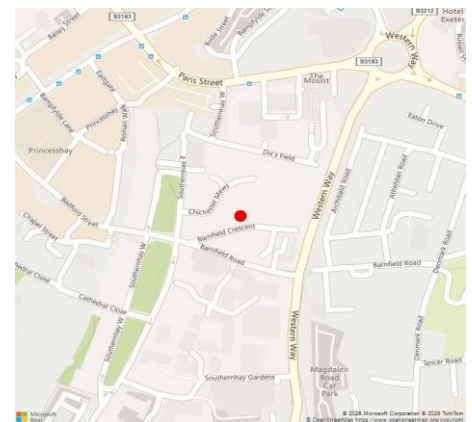
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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