



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

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'Morwenstow'
7 BARNFIELD CRESCENT
SOUTHERNHAY
EXETER EX1 1QT



**Detached 'ARTS AND CRAFTS' style officed
TO LET
346.65 SQ M (3730 sq ft)
£49,950 pa**



LOCATION & DESCRIPTION

Barnfield Crescent is a prestigious and private location just off Southernhay East, in Exeter's central business district. It is only a few minutes' walk from the High Street and the Princesshay Shopping Centre with Central Station at Queen Street and the Bus Station in Paris Street nearby.

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 panelling. 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.

The accommodation comprises (measurements are approximate)

Totals in sq. ft

Ground Floor	1645
First Floor	1412
Second Floor	673

Ground Floor

Tiled entrance porch, glazed inner door with security entrance system to; - Hallway: 10m x 3m overall with stairs and deep store cupboard under, feature fireplace with carved period surround and mantle.

Cloakroom with WC & wash basin

Office 1 6.68m max to curved bay window x 4.23m = 28.25 sq. m. Outlook over the Crescent to the front of the property.

Office 2 5.78m x 5.43m max to square bay window = 31.38 sq. m, fireplace with carved floor to ceiling mantle and surround set in arched bay. Front aspect.

Office 3 5.47m x 3.93m = 21.5 sq. m, outlook over lawn at side of property,

Office 4 6.88m max x 5.13m = 35.3sqm, double aspect, Minster style fireplace, built in cupboards. Connecting door to Office 3.

Inner Hall, to

Utility room, 2.7m x 1.33m, fitted units.

Toilet, with WC & wash basin

Staff Kitchen, 4.4m x 2.64, full range of fitted units including oven/hob extractor.

Store/stationery room, 3.23m x 3m, connecting door to office 1& 2nd stairs to 1st floor.

Store with electric meters/ distribution board etc.

Back Door,

Outside store & boiler room.



First Floor

Landing –

- Office 1 6.79m x 5.14m = 34.9 sq. m, double aspect to side and rear,
Office 2 5.46m max x 4.03m = net 19.75sqm side aspect. Door to office 1.
Office 3 4.94m x 5.58m max to square bay = 27.5 sq. m, outlook over Crescent.
Office 4 4.62m x 2.82m av =13.02sqm, fitted cupboards, door to office 3.
Office 5 5.76m x 4.23m to recess =24.36 sq. m, Front aspect.
Office 6 3.75m x 2.97m to square bay, =11.14 sq. m + door recess.
Store 2.71m x 1.75m, full height wall cupboards length of wall.
Cloakroom WC & wash basin.
Cloakroom WC & wash basin
Staff Kitchen 2.69m x 1.95m, sink unit with cupboards and work surface.

Second Floor, landing

- Office 1 4m x 3.7m = approx. 14.8 sq. m, rear aspect.
Office 2 3.9m max x 7.7m max + a deep recess, irregular shape with dormer window to the rear. Net size is approx.; 26.3 sq. m
Office 3 4.5m x 3.4m + dormer window to front. = 15.3 sq. m

TERMS

New lease of negotiable terms is offered at **£49,950 pa**

BUSINESS RATES

2026/2027 – see Exeter City Council Business Rates Calculator

CAR PARKING

Car parking is available within Barnfield Crescent on separate license.

VIEWING

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