

TO LET

Industrial Unit with Secure Compound

Former Co-Operative Premises, Lodge Trading Estate, Station Road, Broadclyst Station EX5 3BS



- Gross Internal Area (GIA) 13,375 sq.ft (1,242.54 sq.m)
- Secure compound approximately 0.30 of an acre
- Available on new lease, terms to be agreed
- £100,000 per annum



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Location

Lodge Trading Estate is situated just off the A30 and access to Junction 29 of the M5 (Exeter north) is less than 3 miles away, normally taking under 5 minutes by car. Access has recently been improved by the opening of the new road through Exeter Science Park and the Clyst Honiton Bypass.

The new town of Cranbrook and the Skypark business park are both in close proximity.

Description

The unit was formerly a Co-operative supermarket, and benefits from two recessed glazed entrances complete with sliding doors and secured externally with steel shutters. The unit may therefore suit a variety of other uses such as trade counter or leisure, as well as warehouse distribution or workshop.

The warehouse has an internal eaves height of approximately 4.37m and a maximum internal height of 6.43m, with the unit constructed in three bays offering plenty of scope for mezzanine floors or palletized racking. The unit is secure, with full height blockwork elevations beneath a corrugated roof incorporating translucent rooflights. There is a very useful tarmac surfaced yard/ car park extending to approximately 0.30 acre to the front of the unit which is enclosed with palisade gates and exclusively allocated to this unit. The property would be suitable for a variety of uses, subject to consents.

Accommodation

Warehouse: Gross Internal Area (GIA) 13,375 sq.ft (1,242.54 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of £100,000 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Services

The premises benefit from mains water, drainage and a 3-phase electricity supply. The male and female WCs are to be fully refurbished by the landlord.

Energy performance certificate

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

Business Rates

Rateable Value: £41,500 (from 1st April 2026).

Description: Warehouse and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at: <https://www.gov.uk/find-business-rates>

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

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

Legal

Each party is to incur their own legal fees in relation to this transaction.

Viewing

By strict appointment through either of the Joint Sole Agents.



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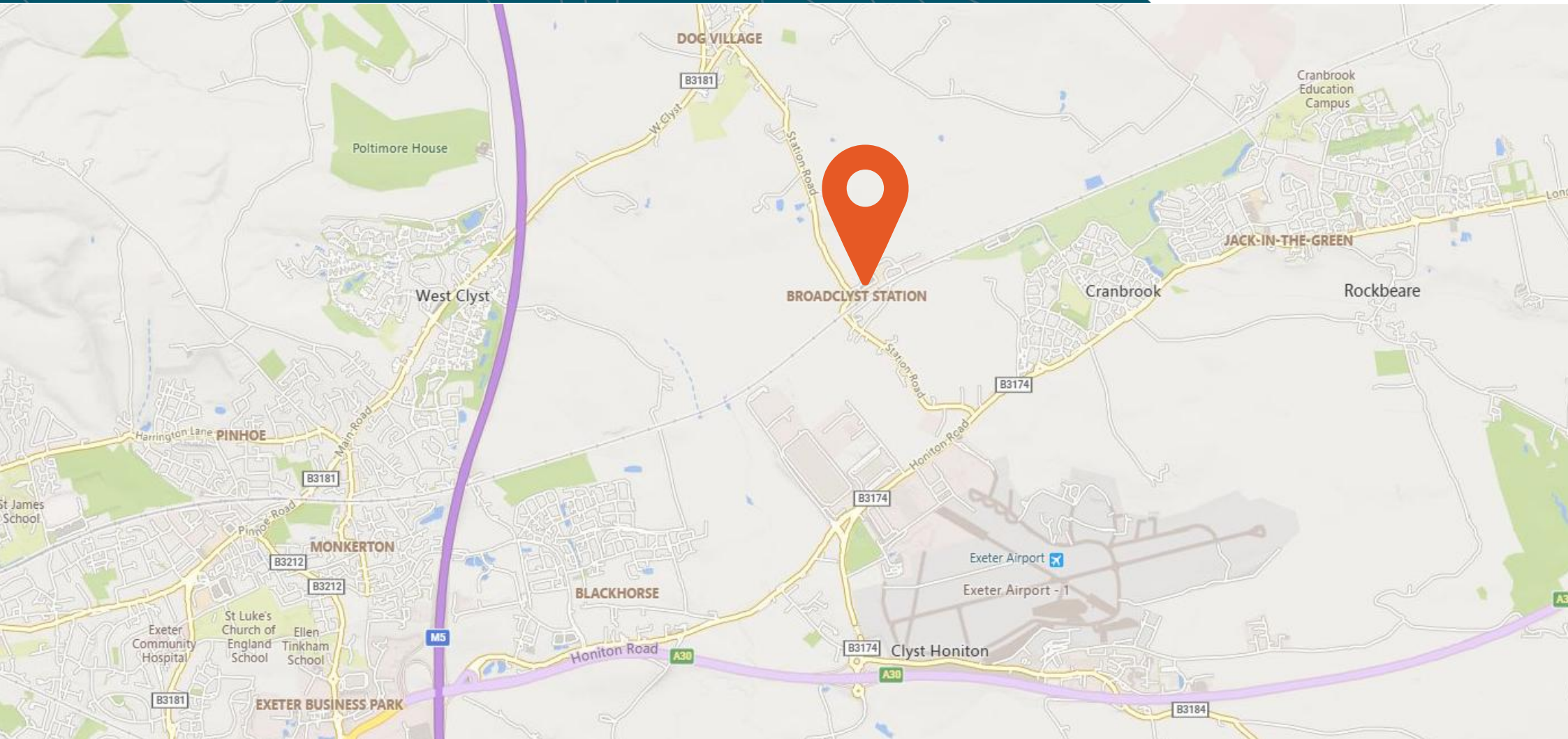
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