



To let

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

Viewing by prior appointment with
Zack Dennington AssocRICS

(01392) 202203

zack@sccexeter.co.uk

Industrial unit with secure compound.

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

To let: £100,000 per annum

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

Large, semi detached industrial premises situated on a large site mostly laid to tarmac. The warehouse has suspended fluorescent strip lights, accessed via an electrically-operated roller-shutter door (3.5m wide x 4.4m tall) and single-glazed metal windows to the side elevation.

The property would be suitable for a variety of uses, subject to consents.

Accommodation

Please see below a summary of the 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.

Energy Performance Certificate (EPC)

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

Business Rates

Rateable value: £41,500
Rates Payable 2026/27: £17,928

Interested parties are advised to make their own enquiries with the local billing authority, East Devon Council including to establish whether any reliefs apply which might reduce the rates payable in the current year.

VAT

VAT will be applied at the standard rate where applicable.

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

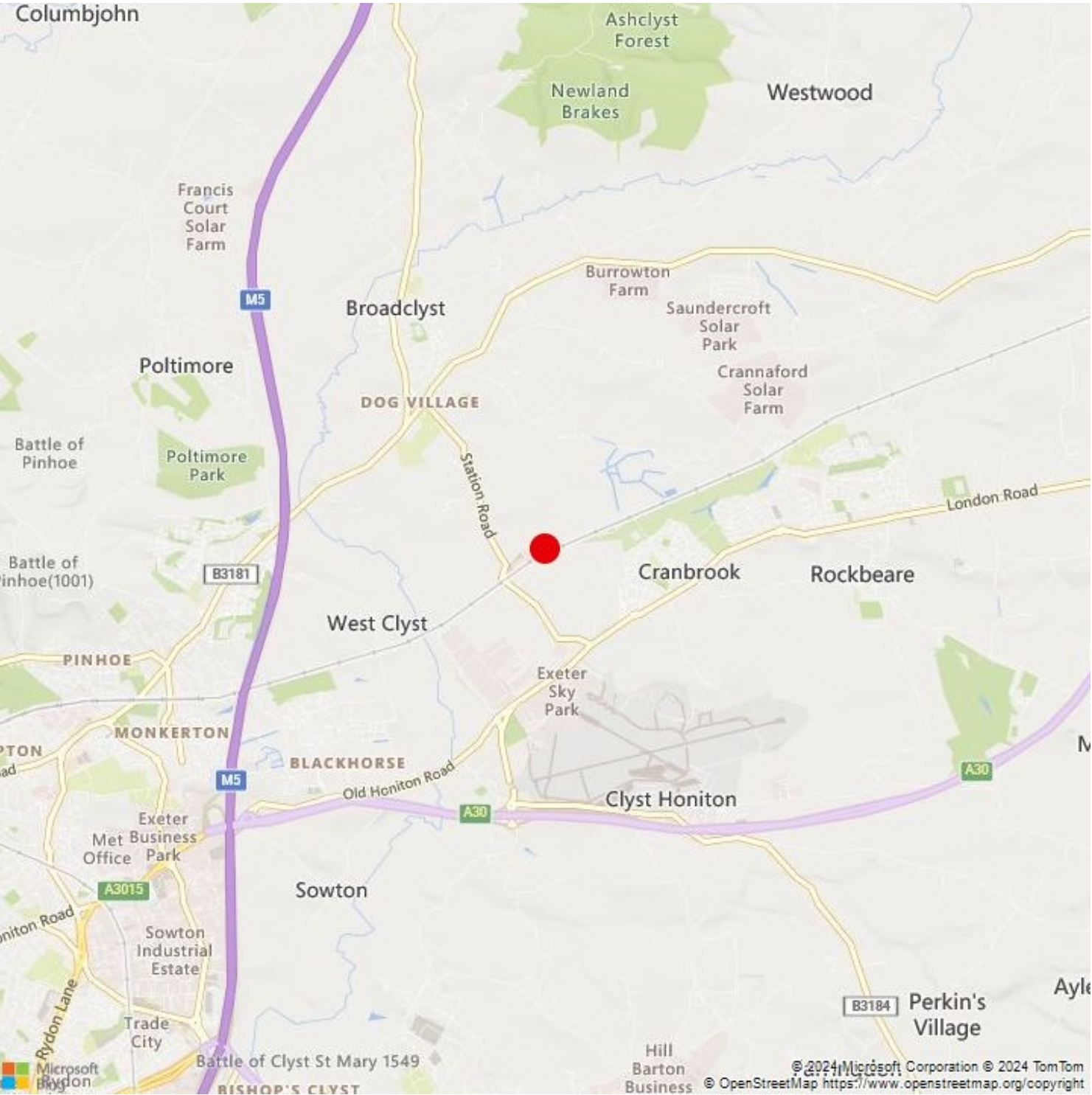
Contact: Zack Dennington AssocRICS
Tel: (01392) 202203
Email: zack@sccexeter.co.uk

Or

Bruton Knowles
17 Barnfield Road, Exeter EX1 1RR

Contact: Iain Biddlestone BSc (Hons) MRICS
Tel: 01392 251171
Email: Iain.biddlestone@brutonknowles.co.uk





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