

HUDSON & Co

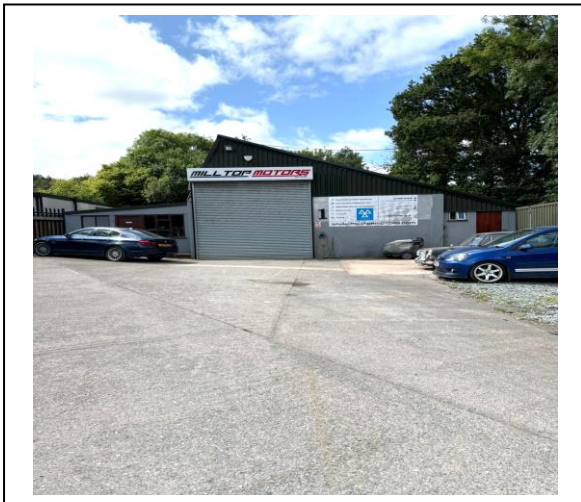
TO LET

Available January 2026 (Due to Relocation)

WAREHOUSE / WORKSHOP

With Secure Yard

GIA: 698.02sq.m 7,510sq.ft



Unit 1, W H Units Bond House Lane, Nr Exeter EX4 2HF

****High-quality Warehouse / Workshop with excellent working height****

****Secure forecourt & concrete Yard to the front****

****Conveniently located off the Tedburn Road with direct access to A30****

****Adjoining 7,500 sq.ft secure yard also available separately****

****Flexible Terms / Competitive Rental****

****Suit Multitude of Uses****

01392 477497

Unit 1, W H Units Bond House Lane, Nr Exeter EX4 2HF

LOCATION: Located approximately 3 miles northwest of Exeter, the property benefits from easy access to the A30 via both the Exeter and Tedburn junctions. The site offers a well-connected yet semi-rural setting ideal for commercial use.

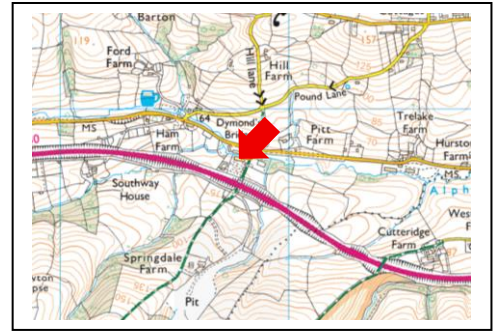
DESCRIPTION: A well-presented steel framed industrial unit with blockwork and steel profile cladding beneath a pitched roof of corrugated cement sheeting, fitted with ample roof lights for natural illumination.

*Roller shutter door for main access

*Pedestrian entrances to reception / office and a separate store / toilet

*Large main workspace, ancillary areas & basic internal amenities

*Secure, concrete-surfaced yard to the front for parking & loading



ACCOMMODATION:

(All areas are approximate)

Main Workspace:	371.87 sq.m	4,001 sq.ft
Ancillary Workspace:	179.35 sq m	1,929 sq ft
Offices:	32.33 sq m	347 sq ft
Stores:	67.71 sq m	728 sq ft
Total GIA:	698.02 sq.m	7,510 sq.ft

ADDITIONAL YARD (Optional):

A separately available hardcore surfaced yard of Approx. 7,500 sq.ft runs alongside the unit. Ideal for vehicle storage or additional operational space.

SERVICES:

*Mains Electricity (including 3-phase supply)

*Mains Water & Private Drainage

RATES:

*Rateable Value: £26,500

(Prospective tenants should verify current rates with the local authority)

TERMS: The unit is available on a new lease with flexible terms. Full lease details and information regarding the additional yard are available on request.

VAT: Vat is chargeable on the rent and any others sums due under the lease.

EPC: Energy Performance Certificate: Available upon request.

LEGAL COSTS: The ingoing tenant will be responsible for a reasonable contribution towards the Landlord's legal costs in preparing the lease.

VIEWING & FURTHER INFORMATION:

By prior appointment only via the sole agents

HUDSON & Co. – Commercial Property Specialists in the South West

Tel: 01392 477497 / 01548 831313

info@hudsoncom.co.uk

Contact: DAVID EDWARDS / SUE PENROSE

01392 477497

Unit 1, W H Units Bond House Lane, Nr Exeter EX4 2HF



Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

01392 477497