



TO LET

Unit 1

Bond House Lane, Exeter, EX42HF

Warehouse/ Industrial Unit with large secure yard + additional yard space available – 7,629 sq. ft gross approx. (708.85m²)



Location

The unit is located on the outskirts of Exeter, just off Tedburn Road on Bond House Lane. Its setting offers a peaceful countryside environment while still benefiting from convenient access to the wider road network.

Bond House Lane is easily accessible for drivers approaching from both Exeter city centre and the A30, with Junction 31 of the M5 only 5.6 miles away.

The location offers straightforward access with a range of nearby amenities, while avoiding the busier traffic areas of central Exeter and Marsh Barton.

M5



5.6 miles south-east

Exeter

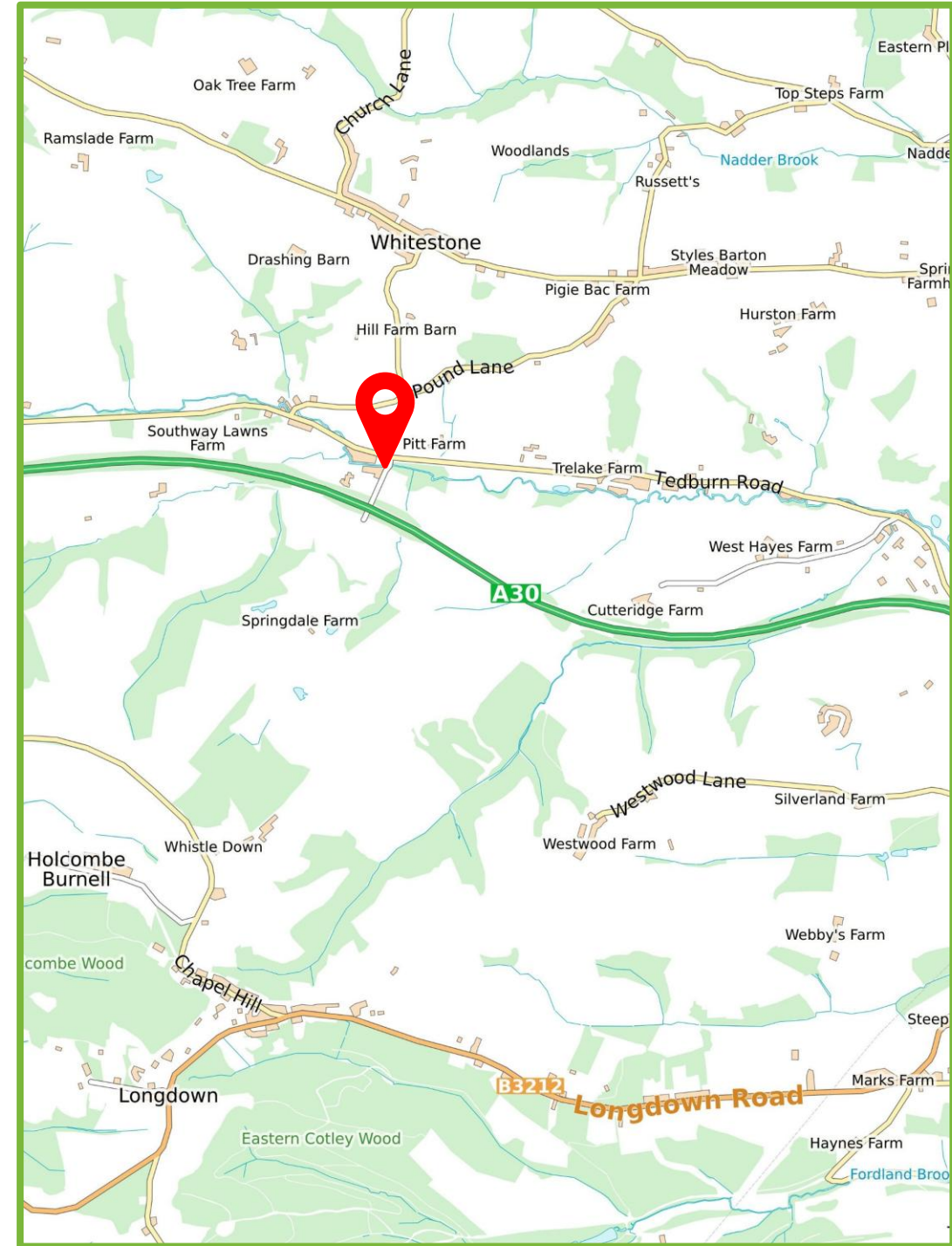


4.3 miles

Railway station



4 miles



Accommodation

Description

The property comprises a large, open plan warehouse/ industrial unit with a separate reception space, office, and additional enclosed storage space.

The property also benefits from a personnel entrance, as well as a 3.94m high roller shutter door leading to a large, palisade fenced secure yard.

7,500 sq. ft. approx. of additional secure yard space is available adjacent to the unit and is accessible by foot from the main yard area, and by vehicle from Bond House Lane.

The unit benefits from a minimum eaves' height of 3m, rising to 4m at the rear.

Separate container storage is also available nearby, by way of a separate agreement.

Parking

The accommodation offers generous parking provision within the secure yards.

Services

We are advised that all main services are connected to the premises, including 3-phase electricity.

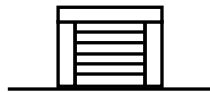
We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Reception	276	25.64
Office	136	12.64
Warehouse	7,059	655.86
Store	158	14.71
TOTAL	7,629	708.85

On-site parking



Surface level Doors =



Redecorated



WC facilities



Suitable for Automotive use



Industrial & Logistics



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for warehouse use, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or <https://exeter.gov.uk/>

Business Rates

The rateable value (from 1st April 2026) is: **£24,750**

Estimated rates bill: **£10,692**

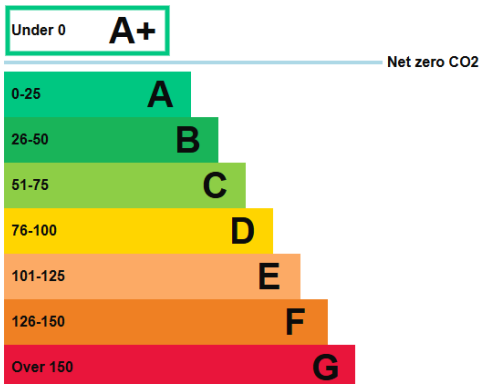
Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.



Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £38,145 per annum exclusive of VAT.

The additional yard space is offered to let for £7,500 per annum, exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Hudson & Co
12 Brownston Street, Modbury, Devon
PL21 0RG

[Hudson & Co. Property Consultants](#)

David Edwards
Tel no:01392 477497
Email: info@hudsoncom.co.uk

Sue Penrose
Tel no:01548 831 313
Email: info@hudsoncom.co.uk



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH
www.alderking.com

Danielle Sendra
01392 353 080
07827 841 902
dsendra@alderking.com

Noe Stevens
01392 353 093
07974 156 869
nstevens@alderking.com

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS



