

TO LET

Newly Refurbished Industrial Unit

Unit 4, Vulcan Estate, Water Lane, Exeter EX2 8BY



- 7,233 sq.ft (671.96 sq.m)
- New roller shutter door
- Palisade fencing around entire perimeter
- £58,000 pax



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Location

The Vulcan Estate Water Lane in Exeter is an industrial estate situated in the Marsh Barton area, a popular business district in the city. The estate is home to a variety of businesses, including light industrial units, warehouses, and offices. The estate provides easy access to major transport links, such as the A379, the A30, and the M5 motorway, making it a convenient location for businesses requiring easy access to road networks. Additionally, the estate is located in close proximity to Exeter's city centre and the nearby Exeter St David's railway station, offering convenient transport options for staff and visitors.

The Vulcan Estate offers a range of refurbished units of varying sizes, making it suitable for both small and large businesses. For guidance on the unit locations, please refer to the attached Estate Plan.

With a diverse range of businesses operating within the Estate, it offers a bustling and dynamic community of companies. Overall, the Vulcan Estate Water Lane is an excellent location for businesses looking for modern facilities and easy access to transport links. There are regular buses to Water Lane and Exeter St Thomas Railway Station is 0.6 miles, approximately a 14 minute walk for employees.

Description

The unit offers flexible accommodation that would suit a variety of uses, such as workshop, warehouse, or production space.

The unit has a new roller shutter door that offers excellent accessibility into the main warehouse space, and a separate personnel door. The new insulated roof of the unit includes translucent roof lights that allow for natural light, which is also supplemented by LED lights. The electrical wiring has recently been replaced, including the consumer board.

The unit is let in a shell condition meaning that the tenant will be responsible for fitting out to meet their occupational requirements.

The yard benefits from palisade fencing around the entire perimeter and there will be CCTV monitored with recording 24 hours a day. Overnight, a security firm also monitors the Estate. Further details are available from the agents.

Accommodation

Gross Internal Area (GIA): 7,233 sq.ft (671.96 sq.m).

Lease Terms

Available by way of a new full repairing and insuring lease at a rent of £58,000 per annum exclusive. Further terms to be agreed by negotiation, please contact the agents for further details.

Service Charge

The Estate is subject to a service charge for the maintenance and management of communal areas and facilities of the estate. The service charge for 2025 is based on a rate of £0.65 per sq.ft. This figure will be reviewed annually.

Energy performance certificate

An EPC is currently being prepared.

Business Rates

Rateable Value: £21,250 (from 1st April 2026).

Description: Warehouse & 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 to the rent, service charge and annual buildings insurance at the standard rate.

Legal Costs

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

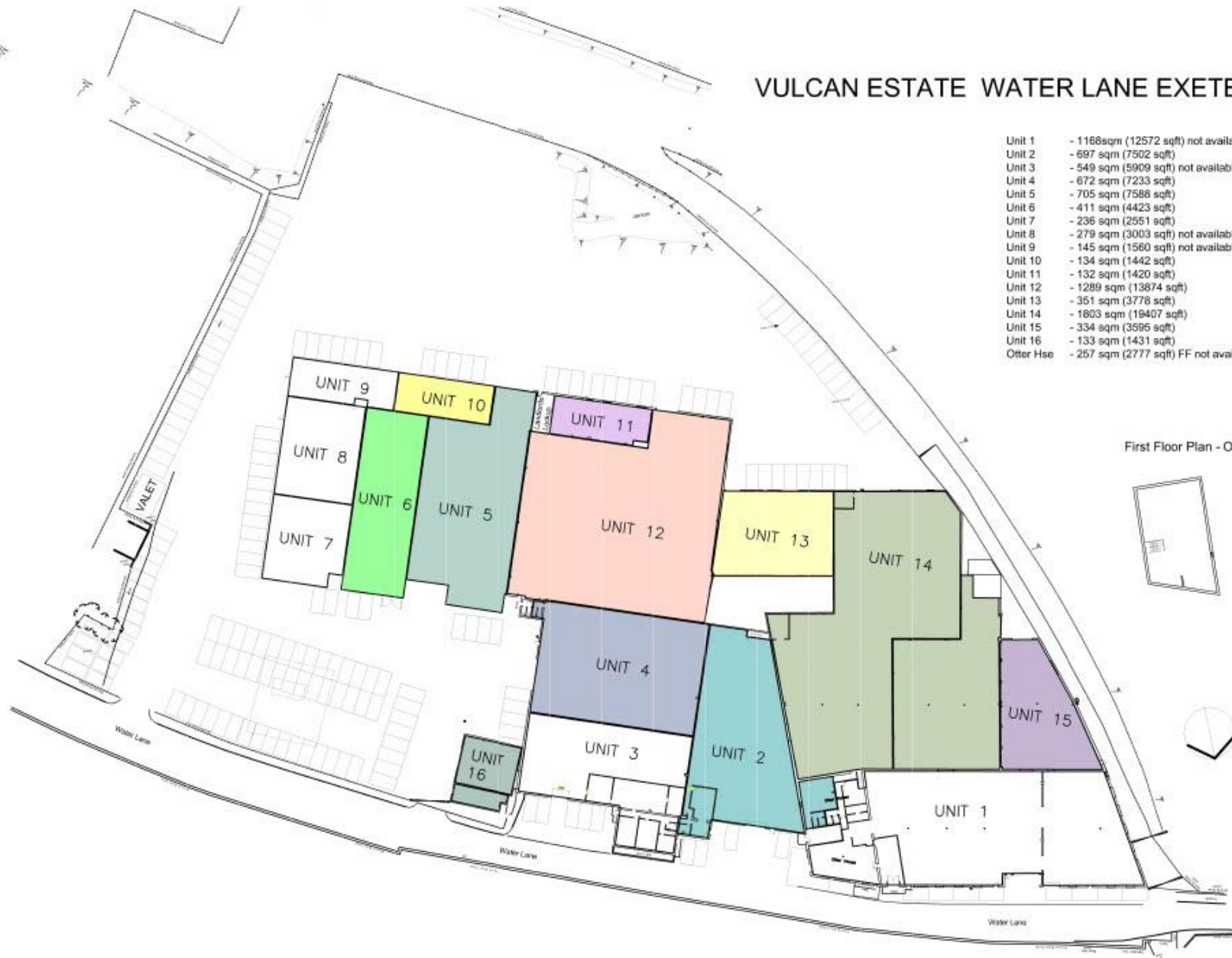
Viewing

For further information or to view the premises, please contact either of the joint sole agents.



VULCAN ESTATE WATER LANE EXETER

Unit 1	- 1168sqm (12572 sqft) not available
Unit 2	- 697 sqm (7502 sqft)
Unit 3	- 549 sqm (5909 sqft) not available
Unit 4	- 672 sqm (7233 sqft)
Unit 5	- 705 sqm (7588 sqft)
Unit 6	- 411 sqm (4423 sqft)
Unit 7	- 236 sqm (2551 sqft)
Unit 8	- 279 sqm (3003 sqft) not available
Unit 9	- 145 sqm (1560 sqft) not available
Unit 10	- 134 sqm (1442 sqft)
Unit 11	- 132 sqm (1420 sqft)
Unit 12	- 1289 sqm (13874 sqft)
Unit 13	- 351 sqm (3778 sqft)
Unit 14	- 1803 sqm (19407 sqft)
Unit 15	- 334 sqm (3595 sqft)
Unit 16	- 133 sqm (1431 sqft)
Other Hse	- 257 sqm (2777 sqft) FF not available



First Floor Plan - Otter House



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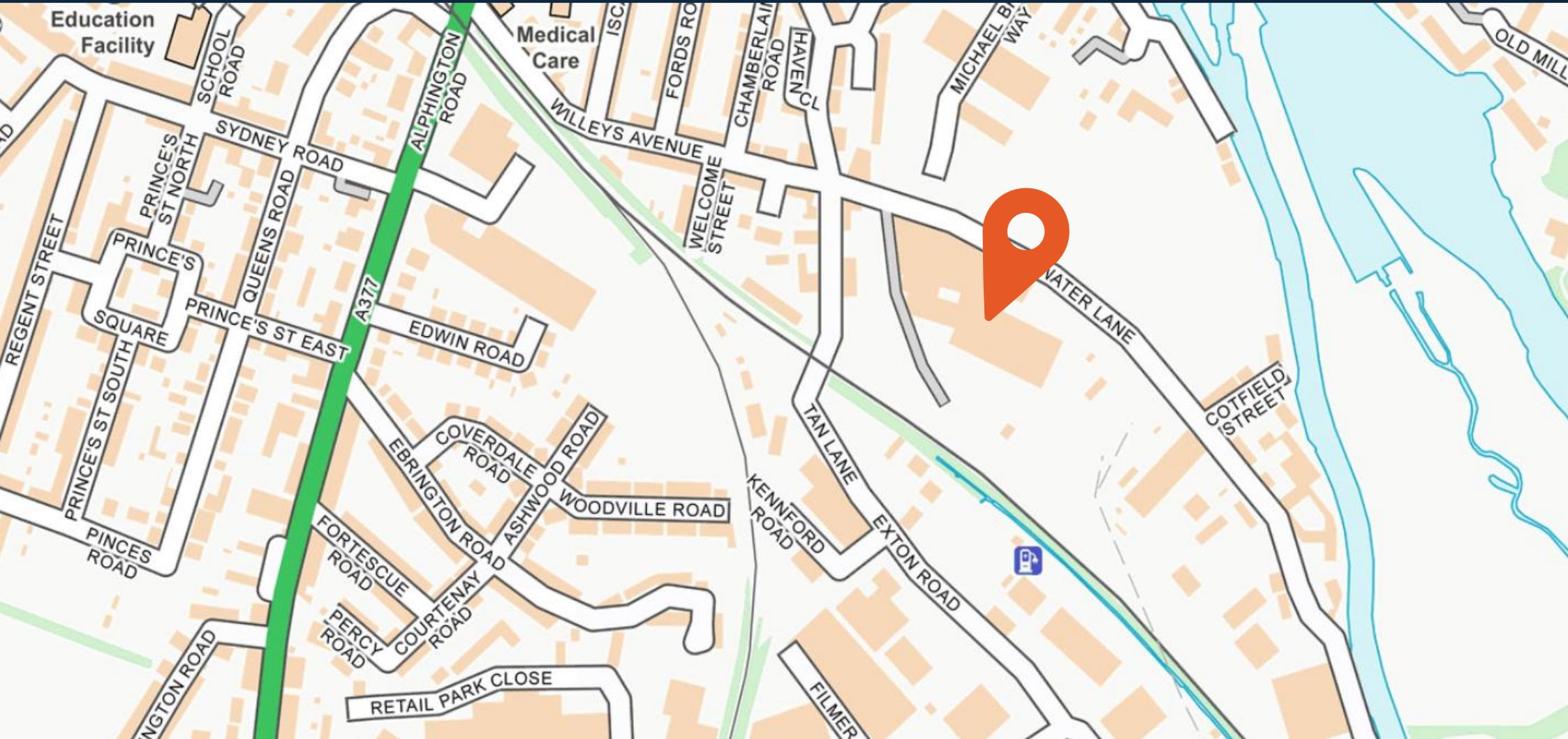
Balliol House, Southernhay Gardens, Exeter EX1 1UN



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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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