

TO LET

Refurbished Trade and Warehouse Units

Single Units from 3,778 sq.ft (351 sq.m) up to 19,407 sq.ft (1,803 sq.m). Larger requirements can easily be accommodated

Vulcan Estate

WATER LANE EXETER EX2 8BY



Location

Vulcan Estate occupies a prominent position on Water Lane in Marsh Barton, Exeter's principal commercial and industrial district. The location is home to a broad mix of trade, automotive, distribution, manufacturing and service businesses, creating an established and active commercial environment.

The estate combines proximity to Exeter city centre with convenient access to the city's principal road network. Local shops, trade counters, food outlets and other business amenities are readily accessible throughout Marsh Barton, making Vulcan Estate a practical location for employees, customers and suppliers.

Vulcan Estate is well positioned for local and regional distribution. Water Lane connects with the A379, providing onward access to the A30 and M5 motorway, placing the wider South West and national motorway network within convenient reach.

Regular bus services operate to Water Lane, providing convenient connections for employees and visitors. Exeter St Thomas railway station is approximately 0.6 miles away, around a 14-minute walk, while Exeter St David's provides mainline services to London Paddington, Bristol, Plymouth and other regional destinations.



Description

Vulcan Estate provides a range of refurbished industrial and business units, suitable for warehouse, workshop, production and other commercial uses, subject to the necessary consents.

The accommodation has been designed to provide practical, adaptable working space that occupiers can configure around their operational requirements. Units are principally arranged as clear-span or rectangular industrial buildings, offering efficient layouts and straightforward access for goods and personnel.

Specifications vary between units but may include roller-shutter loading doors, separate personnel entrances, insulated roofing, translucent rooflights, LED lighting and renewed electrical installations. Selected units also benefit from secure, palisade-fenced yards.

- Refurbished industrial and business accommodation
- Flexible warehouse, workshop or production space
- Efficient, predominantly rectangular layouts
- Insulated roller shutter doors loading access
- Separate personnel entrances
- Insulated roofing with translucent rooflights
- Energy-efficient LED lighting
- Modernised electrical installations
- Secure estate environment
- CCTV recording 24 hours a day
- Overnight estate security monitoring
- Secure, palisade-fenced yards to selected units
- Unit-specific EPC information available

Current occupiers of the Estate include Motofix (Car body repairs), Hot Pod Yoga, Lloyds Gym, Crossed Anchors Brewery & Topsham Brewery, Portal Pizza and a range of businesses from home insulation to Joinery workshop uses.



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| • Unit 2: | 7,502 sq ft | (697 sq m) |
| • Unit 4: | 7,233 sq ft | (672 sq m) |
| • Unit 5: | 7,588 sq ft | (705 sq m) |
| • Unit 6: | 4,423 sq ft | (411 sq m) |
| • Unit 12: | 13,874 sq ft | (1,289 sq m) |
| • Unit 13: | 3,778 sq ft | (351 sq m) |
| • Unit 14: | 19,407 sq ft | (1,803 sq m) |

Each unit is available by way of a new full repairing and insuring lease at a rent to be agreed. Please contact the agents for further information.



Service Charge

Vulcan Estate is subject to a service charge for the maintenance and management of communal areas and facilities of the estate. The service charge for 2026 is based on a rate of £0.65 per sq ft. This figure is reviewed annually.

Energy Performance Certificate

The Landlord will provide an existing EPC or commission a revised EPC for each unit, as this may vary according to use and final layout.

Business Rates

Please ask the agents for further information.

VAT

VAT will be applicable to the rent, service charge and building insurance at the standard rate.

Legal Costs

Both parties will be liable for their own legal costs in the transaction.



Viewings

For further information please contact either of the joint sole agents:

Vickery Holman

Zach Maiden: +44 (0) 7770 442 592

zmaiden@vickeryholman.com

www.vickeryholman.com

Bruton Knowles

Iain Biddlestone: +44 (0) 7790 880 308

iain.biddlestone@brutonknowles.co.uk

www.brutonknowles.co.uk

