

TO LET
0.5 - 7.5 ACRES

WATER LANE

EXETER EX2 8BU



savills



HECTOR PEARCE
Intelligent real estate

WATER LANE

EXETER EX2 8BU

An excellent opportunity to acquire external storage land in a strategically located position in Exeter, suitable for a range of commercial storage and open-yard uses. The site provides level, usable external storage space, offering occupiers a flexible solution for the storage of vehicles, plant, machinery, materials, equipment and other commercial goods.

KEY FEATURES

- External storage / open storage land
- Available from approximately 0.5 acres
- Flexible yard configuration
- Suitable for vehicle, plant, machinery and materials storage
- Convenient Exeter location
- Excellent access to the wider Exeter road network
- Available on flexible commercial terms



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KEY FEATURES

Water Lane is situated within the Marsh Barton area, providing convenient access to Exeter's established commercial and industrial locations.

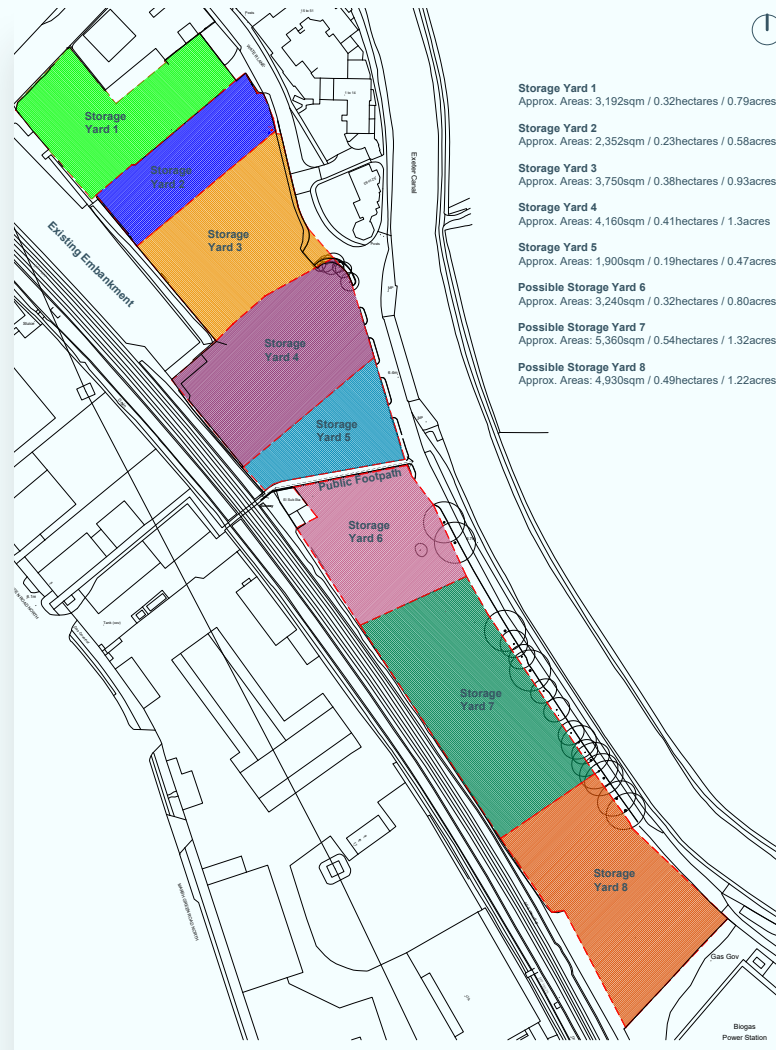
The site benefits from good connectivity to the A30, A38 and M5, providing access to Exeter, Devon and the wider South West.

THE SITE

The property comprises open external storage land, providing a practical and flexible solution for businesses requiring additional yard or storage capacity. The site is suitable for a variety of commercial uses, including the storage of commercial vehicles, plant and machinery, building materials, equipment, containers and contractor or trade materials.

BUSINESS RATES

Interested parties are encouraged to make their own enquiries at <https://www.tax.service.gov.uk/business-rates-find/search>



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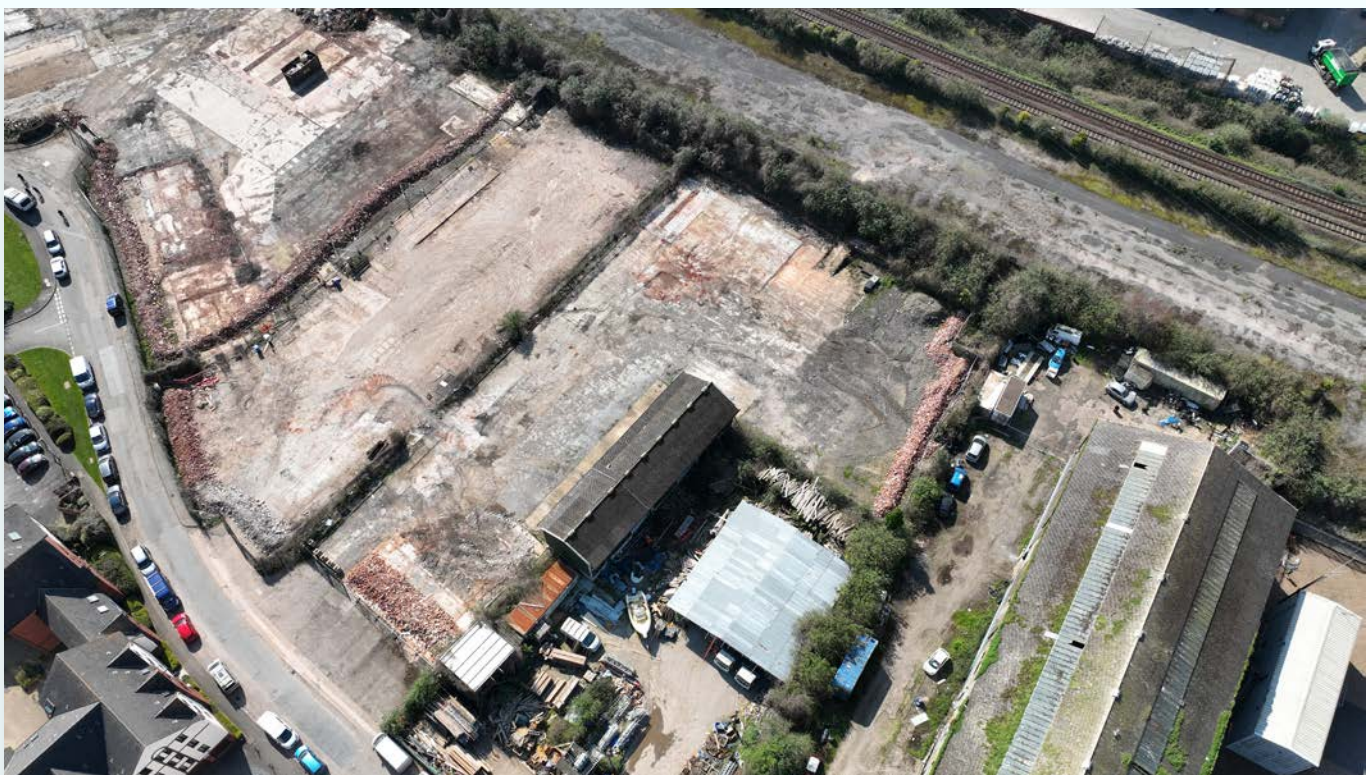
The property is available to let on a new lease with terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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Katie Purrington
07513 482 451
kp@hectorpearce.com
hectorpearce.com



Niamh O'donnell
0117 910 2211
niamh.odonnell@savills.com
www.savills.co.uk