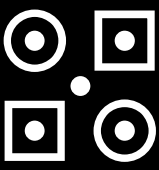


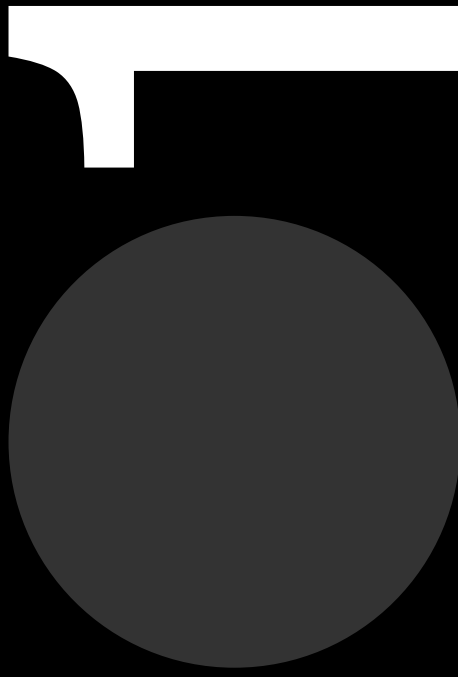
...modal



Available Now

INDUSTRIAL OPEN STORAGE SITE
PLOTS UP TO 3.0 ACRES

Peamore Truck Centre



MODAL PARK 1 · EXETER · EX2 9SL

Flexible industrial open storage site with unrivalled connectivity



Established commercial
community



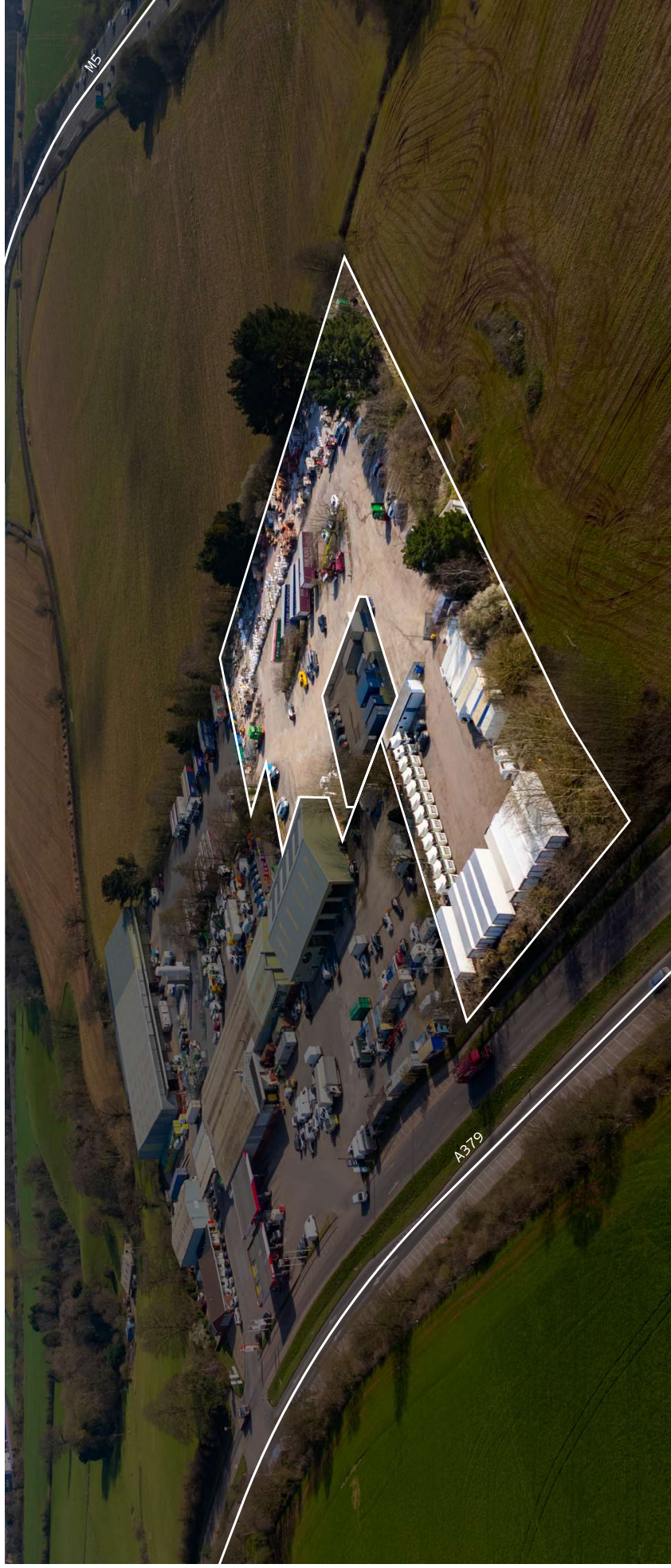
Excellent Road links via
A38, A30 & M5



Benefits from
24/7 access



Flexible
Spaces



Location



Peamore Truck Centre is a strategic industrial, distribution and open storage site, with direct access to the A38.

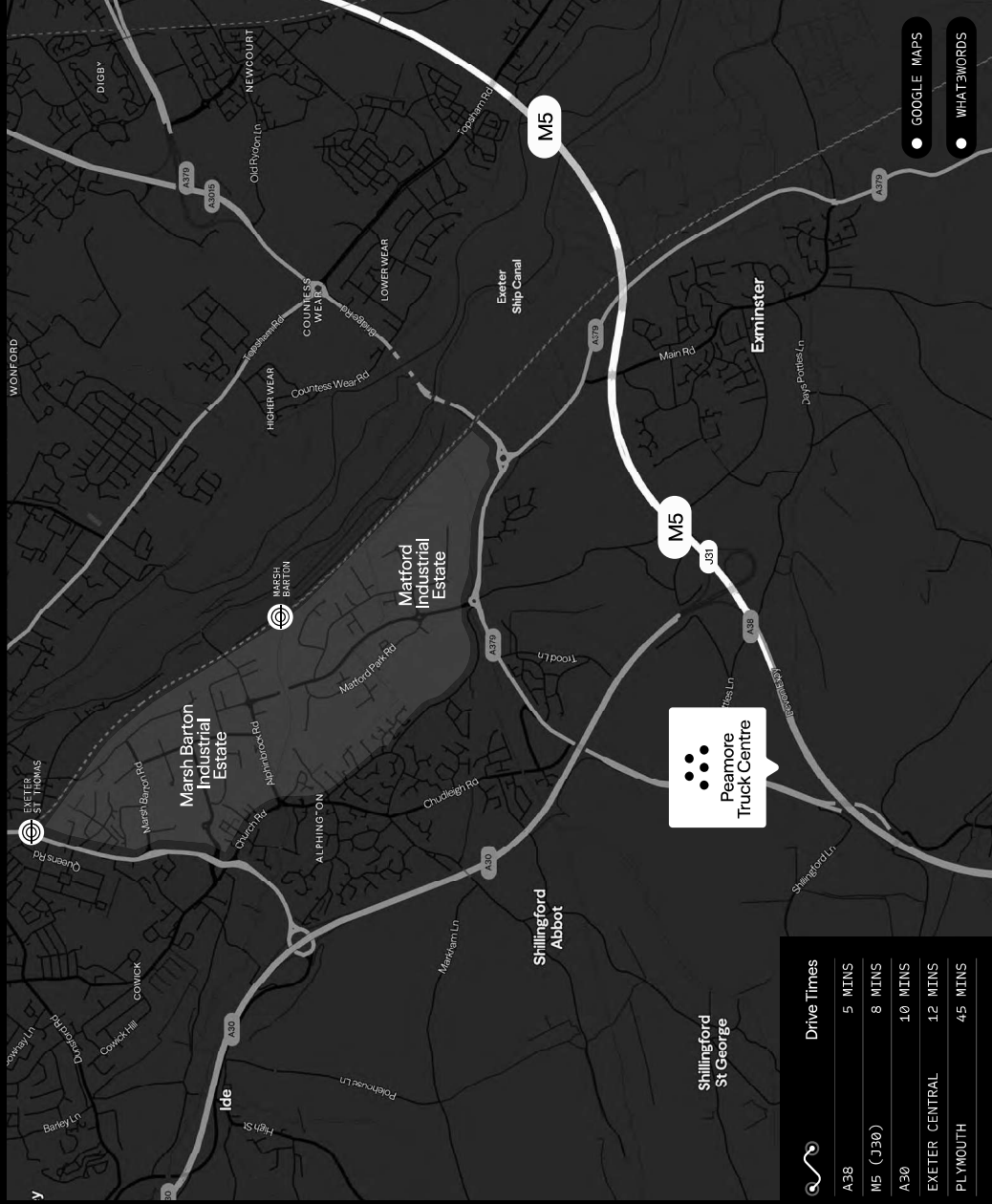
Peamore Truck Centre is ideally located just three miles south of Exeter city centre and enjoys excellent connectivity with direct access to the A38 (Devon Expressway) / M5, less than 1km to the south

The site is also bound by the A379, offering direct routes to the city centre through Matford Business Park and Marsh Barton Industrial Estate.

Peamore Truck Centre is home to a thriving mix of storage, vehicle maintenance, and logistics businesses, making it a sought-after destination for operators looking to grow within a professional, well-connected environment.

Planning consent has been secured by the owner of the adjacent site for construction of a new roundabout and access road directly to the south of Peamore Truck Centre. This will further improve the site's connectivity and make access more convenient for occupants and visitors alike.

Enabling infrastructure works have already commenced. Interested parties should make their own enquiries of Teignbridge District Council for further information.



Aerial

Exeter

Marsh Barton
Trading Estate

Macra Engineering

BK Moving & Storage

CEVA Logistics

Frank Tucker

Evans Transport

Murco Petrol
Filling Station

MAN Truck & Bus

Unit 8
Available to let

Air Products

A379

Location of new
roundabout

LCS Transport

↙ A38 / M5
2 mins

INDICATIVE BOUNDARY LINE

MODAL PARK 1 • EXETER • EX2 9SL

04



Description & Site Plan

● PLOT SIZE (GEA) **c.0.25-3.0 acres**

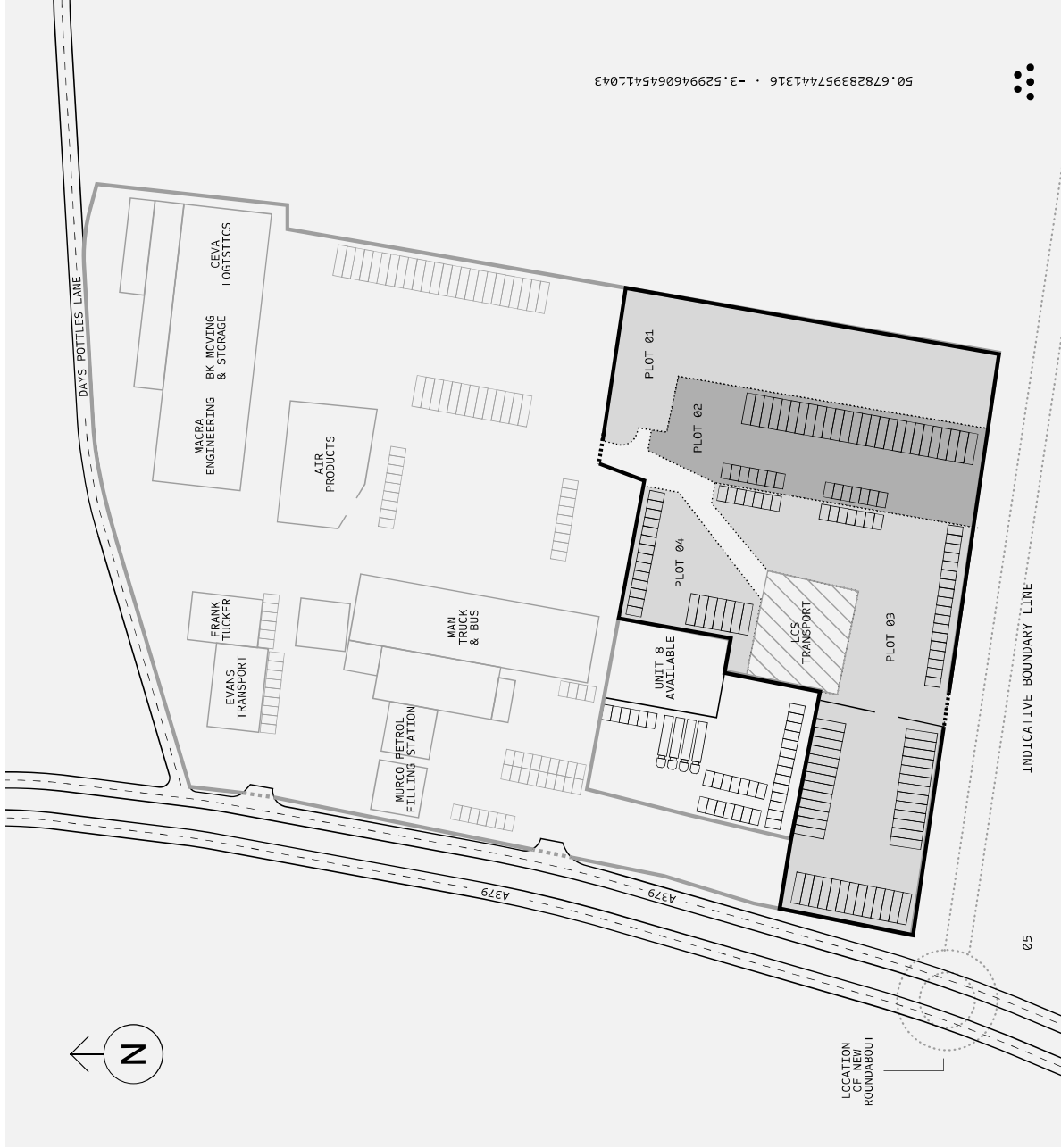
PLOT	SQ. M	SQ. FT	ACRES
PLOT 01	3,195	34,390	0.79
PLOT 02	2,835	30,519	0.70
PLOT 03	5,660	60,934	1.40
PLOT 04	1,221	13,140	0.30
TOTAL	12,911	138,983	3.19

Industrial Open Storage plots available that can be adapted to suit a wide range of occupier requirements.

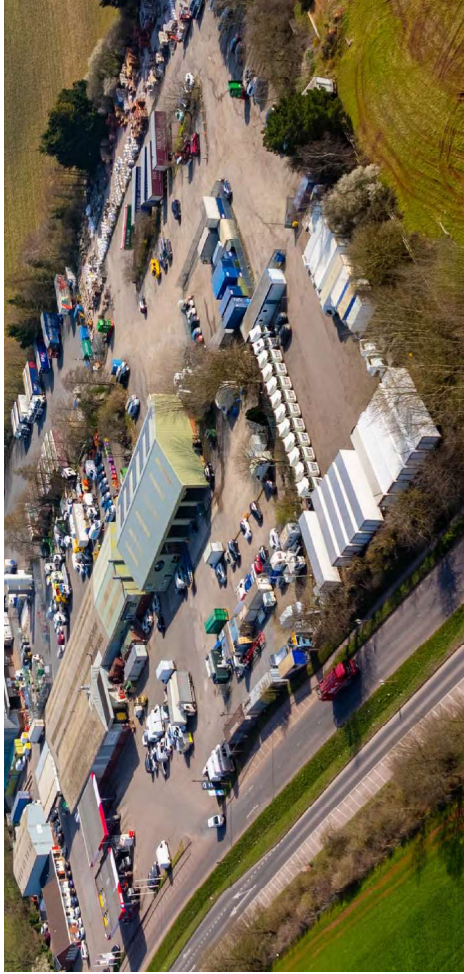
The site is located within the established Peamore Truck Centre and offers an exceptional opportunity for logistics, transport and open storage operators seeking a strategic South West location.

The site offers adaptable accommodation of up to 3 acres with the ability to subdivide into smaller plots.

This is a rare opportunity to secure flexible open storage space with the benefit of landlord commitment to tenant-led improvements. The landlord is prepared to invest in site enhancements to suit occupier requirements and deliver a fit for purpose solution, subject to terms.




Site Details

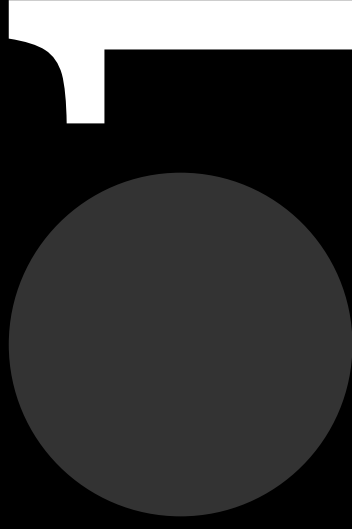


TENURE

Available to let
New leases available on terms to be agreed.



Peamore Truck Centre



Legal Costs

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

VAT

The property is VAT registered.

Planning

The property benefits from B8 (Storage and Distribution) planning consent.

Business Rates

Tenants are advised to make independent enquires with the Valuation Office Agency to confirm details.

Tenure

The site is available by way of a new full repairing and insuring leases for terms to be agreed.

Contacts

For more information please contact:



HECTOR PEARCE



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kp@hectorpearce.com

Antenova Juridique (AMJ) Regulation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legitimacy of funds supporting a property transaction. A copy narrated in this property transaction must provide certain AMJ information and documents to the landlord's agent(s). 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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