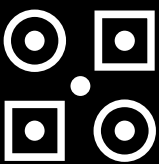


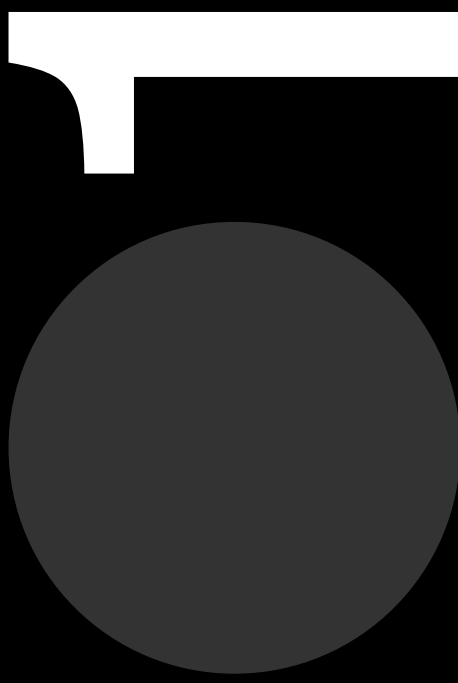
...modal



Available Now

WAREHOUSE TO LET - 9,818 SQ FT

# Peamore Truck Centre



MODAL PARK 1 · EXETER · EX2 9SL

# Warehouse accommodation with unrivalled connectivity



Established commercial  
community



Excellent Road links via  
A38, A30 & M5



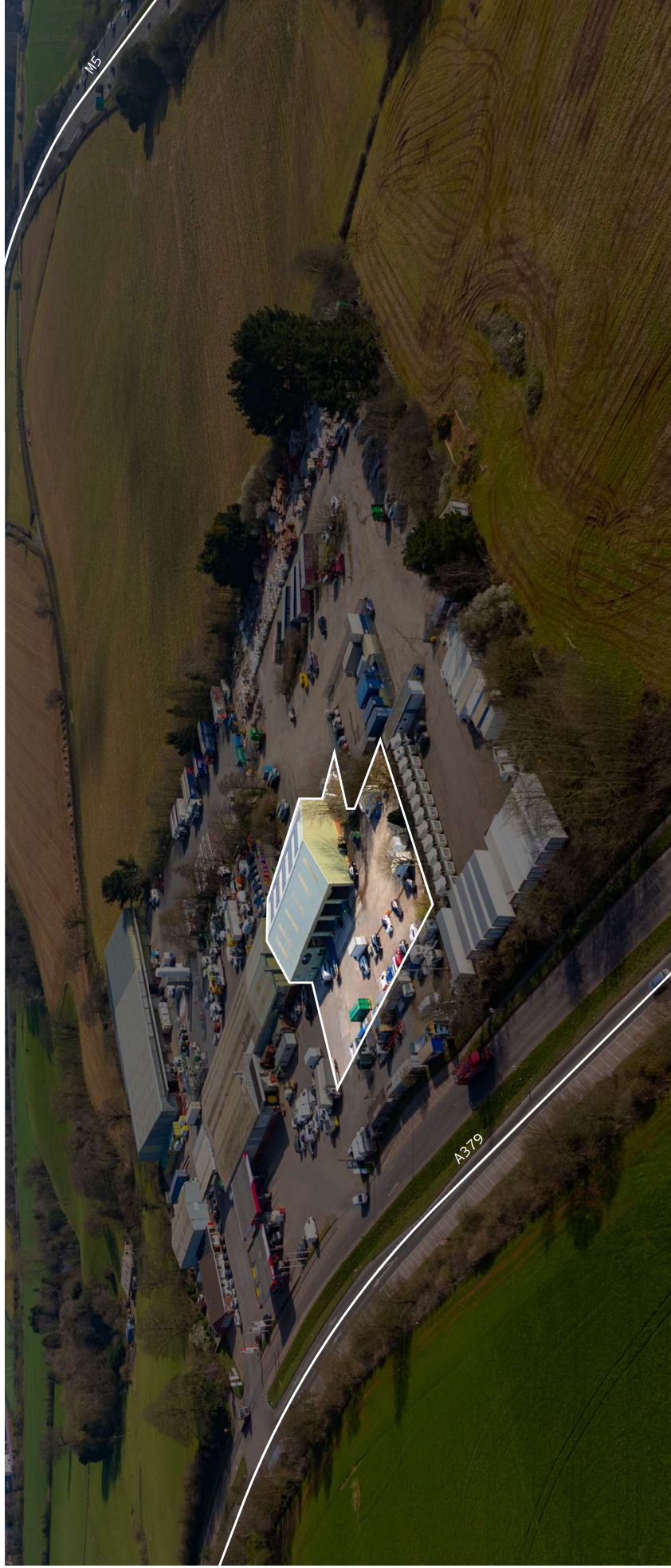
Benefits from  
24/7 access



Generous yard  
provision



PV  
Panels



# Location



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

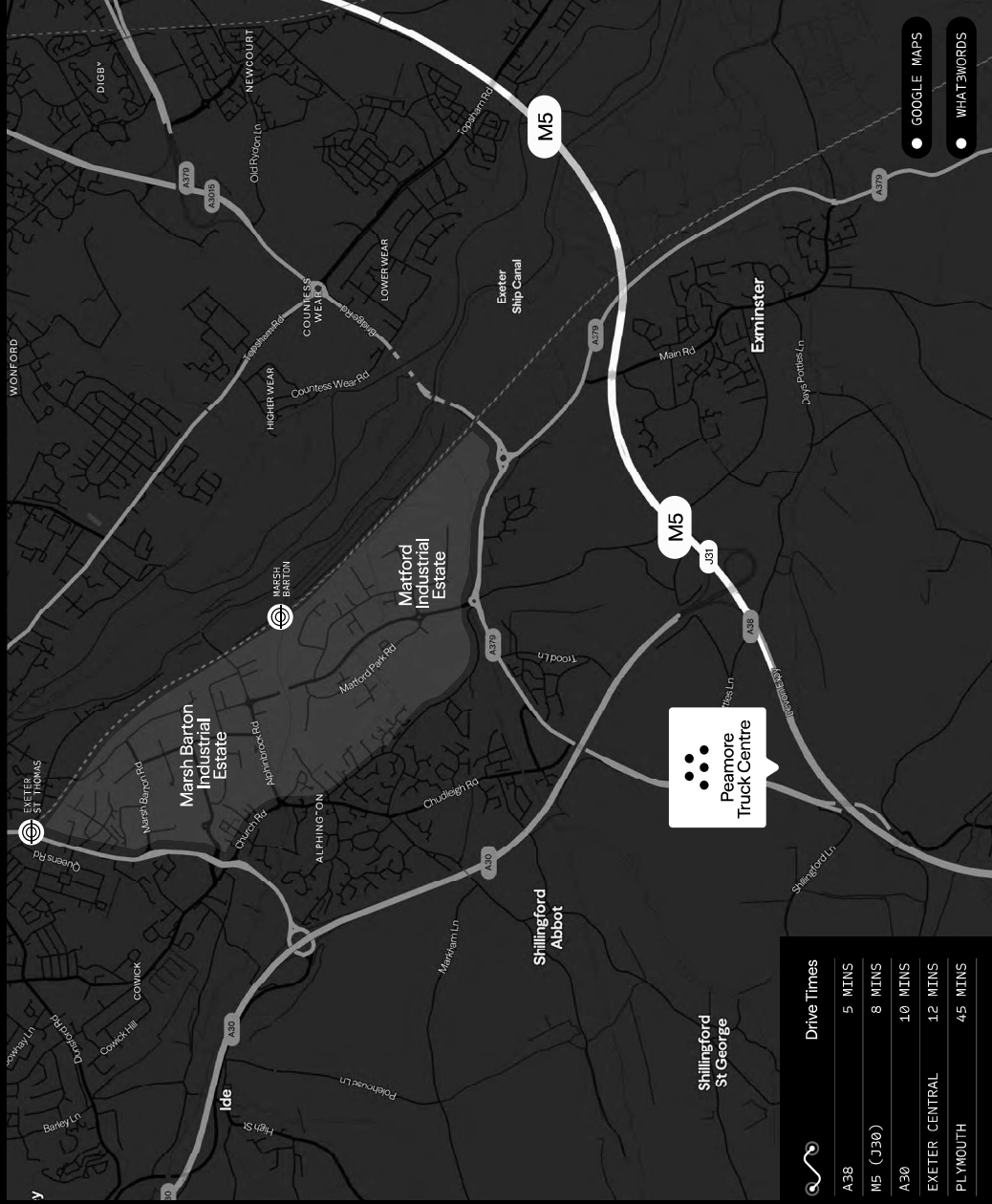
Peamore Truck Centre is ideally located just three miles south of Exeter city centre and enjoys excellent connectivity with direct access to the A38 (Devon Expressway) / M5, less than 1km to the south

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  
Tracing Estate

Macra Engineering

BK Moving & Storage

CEVA Logistics

Frank Tucker

Evans Transport

Murco Petrol  
Filling Station

MAN Truck & Bus

Air Products

A379

Unit 8  
Available to let

Location of new  
roundabout

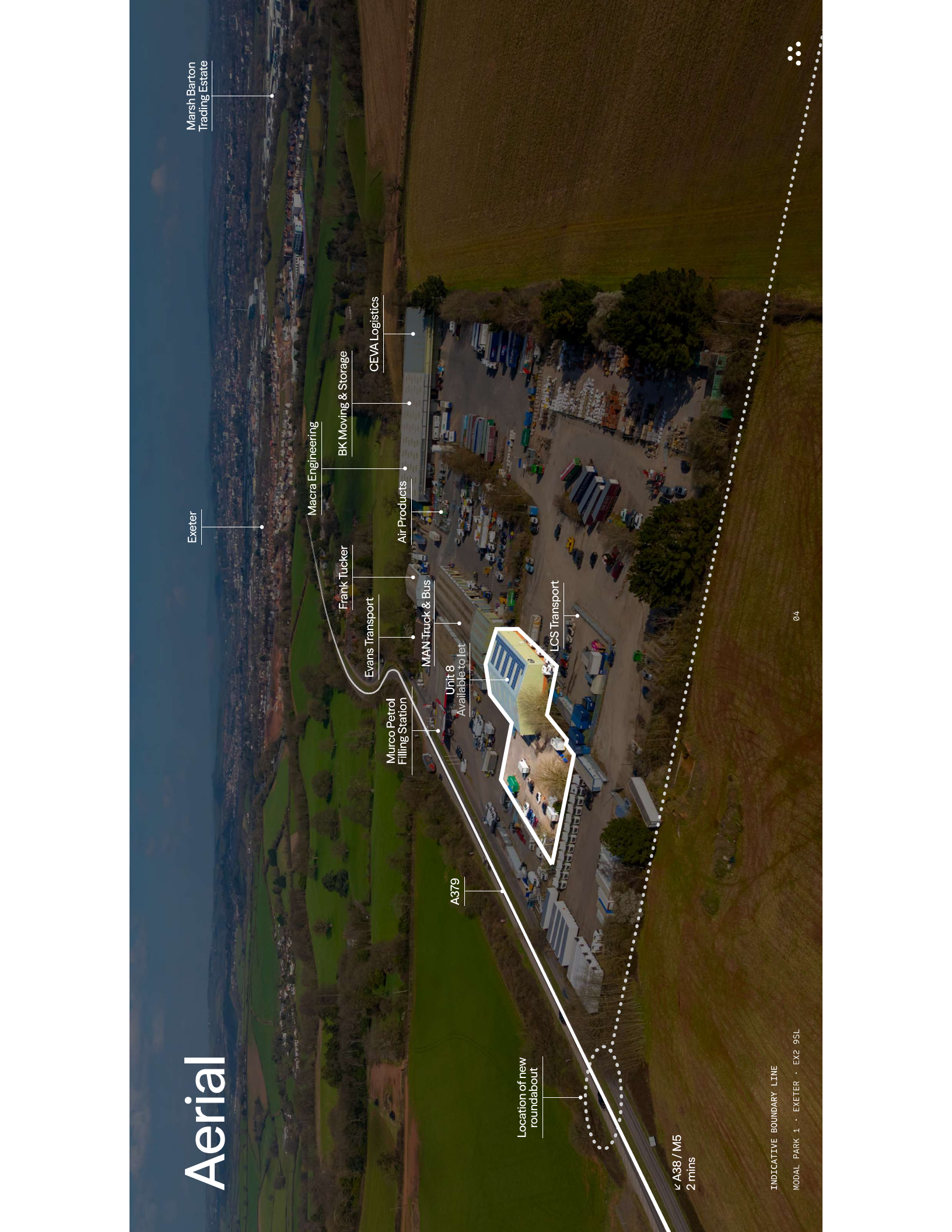
LCS Transport

↙ A38 / M5  
2 mins

INDICATIVE BOUNDARY LINE

MODAL PARK 1 • EXETER • EX2 9SL

04



# Description & Site Plan

● UNIT 8 (GIA) **9,818 sq ft (912 sq m)**

AREA	SQ M	SQ FT
WAREHOUSE	753.4	8,110
OFFICE GF	80.1	862
OFFICE FF	78.6	846
<b>TOTAL</b>	<b>912.1</b>	<b>9,818</b>

\*The plot extends to 0.74 acres and has a low site cover of 28% providing a generous yard.

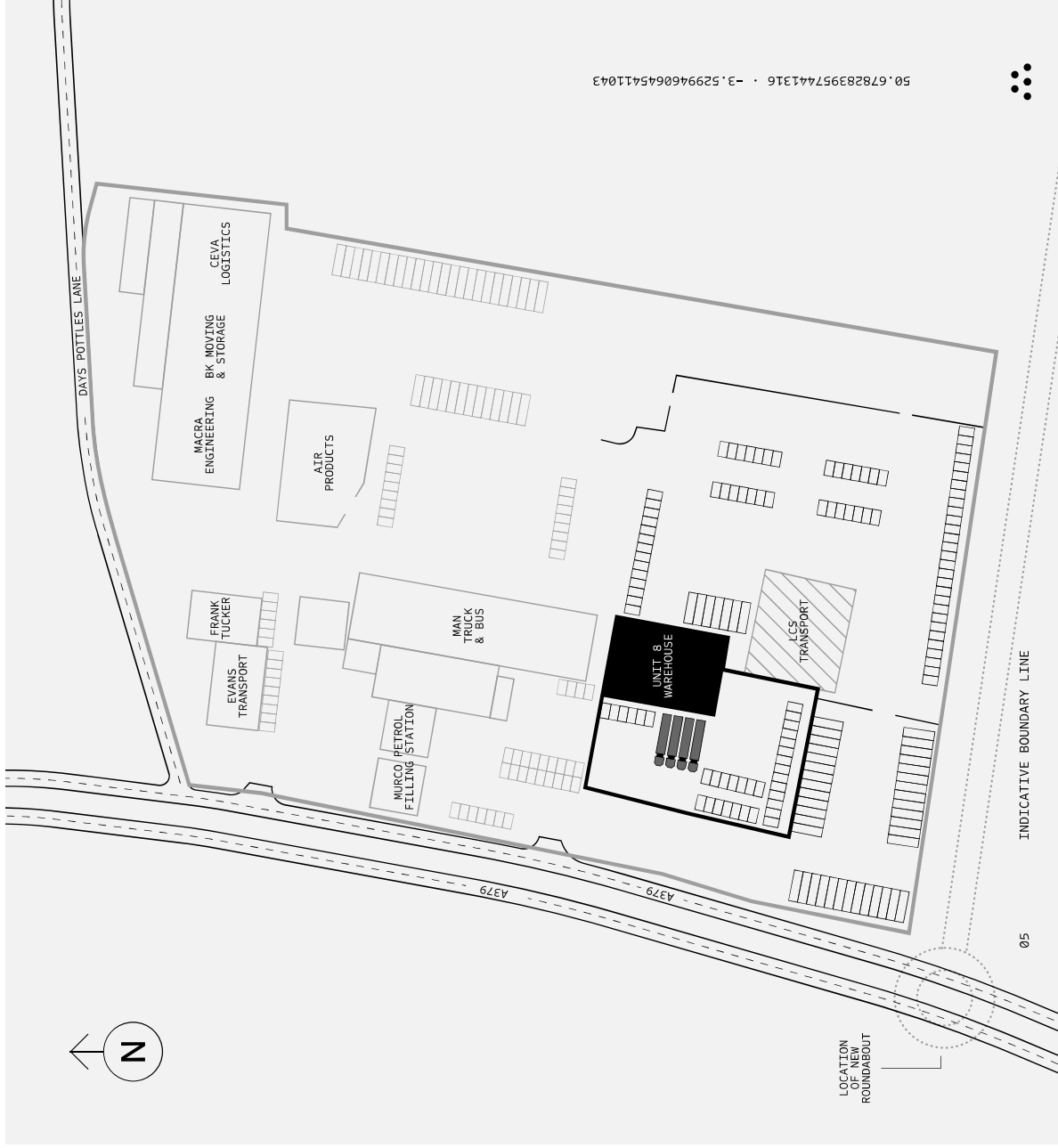
The property is situated within the established Peamore Truck Centre, offering an exceptional opportunity for logistics, transport, and industrial operators seeking a strategic South West location.

Unit 8 is prominently located at the front of the site, adjacent to the A379.

The warehouse extends to 9,818 sq ft (912,1 sq m) and is configured as open-plan warehouse space, complemented by ancillary office accommodation and staff welfare facilities suitable for a variety of uses.

The unit provides a minimum eaves height of 6m, rising to 8.5m at the apex, and is accessed via a dedicated pedestrian entrance together with four roller shutter doors measuring 4.6m wide by 5.2m high.

The unit is an EPC A and the roof is fitted with PV panels.



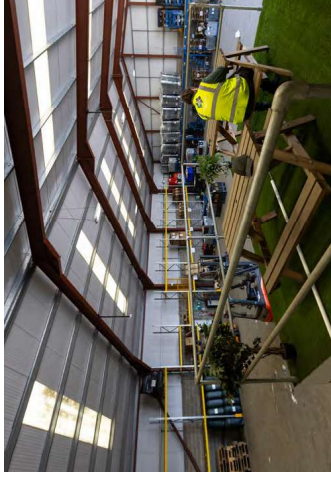

# Site Details



TENURE

**Available**


New lease available for a term to be agreed.



EPC RATING

**A22**

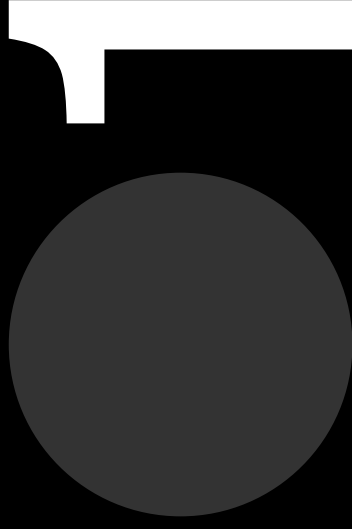
The property has an EPC rating of A22. Details available on request.



UNIT TO BE REFURBISHED.



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

## Utilities

The unit benefits from mains power and water.

## Contacts

For more information please contact:



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Antemoney Jurisdiction (AMJ) legislation requires 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 named 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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