

EXETER TRADE PARK

MARSH BARTON ROAD • EX2 8YX

ROADSIDE OPPORTUNITIES
ON EXETER'S PREMIER
TRADE PARK
UNITS AVAILABLE
Q3 2021

NEW ROADSIDE / A3 / DRIVE-THRU UNITS

1,750 – 3,500 SQ FT



exetrade.com

A development by

GRAFTONGATE

PALOMA
CAPITAL

ROADSIDE

Units from 1,750 - 3,500 SQ FT



Prominence

Highly visible onto Marsh Barton Road and Trusham Road

Mixed Uses

Suitable for A3, Coffee, Fast food or Drive-thru

Demographics

Exeter has an estimated population of 128,900 and has a commuter catchment area of over 470,000 residents

The immediate area is well established with approximately 4,877 registered businesses.

M5 J31

Just 3 miles from the national motorway network

Railway Station

Just 2 miles from Exeter St David's Station



DESCRIPTION

Exeter Trade Park is a new industrial/warehouse, distribution and trade counter development.

The scheme comprises a terrace of trade counter units fronting Marsh Barton Road with three industrial and distribution units situated to the side and rear of the site.

LOCATION

The site is situated south of Exeter City centre on the popular Marsh Barton Trading Estate. It is accessed via the A377 and north-west of the intersection between the A30, A38 and M5 motorway. It benefits from an extensive and prominent frontage to Marsh Barton Road and the northern end of Trusham Road. These roads form the principle access/egress to the trading estate and link Marsh Barton to the Matford Trading Estate.

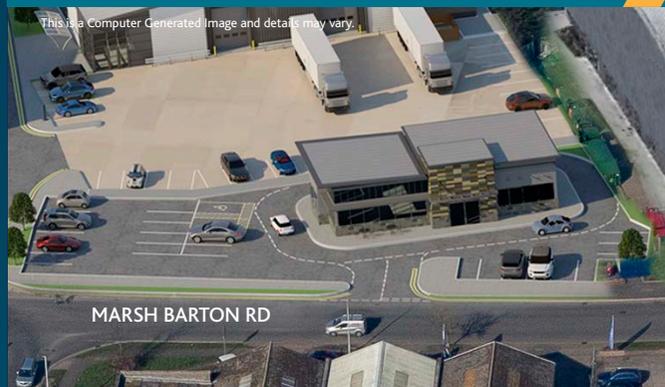
The site can be accessed directly from Junction 31 of the M5 Motorway via the A30, which in turn links to the A377 Alphington Road and in turn with Marsh Barton Road.

The surrounding area is generally characterised by a mixture of retail, trade and automotive occupiers with Matford being home to the largest grouping of car dealerships in Europe.

Plan shows Indicative A3 Retail



CGI shows Indicative A3 Drive-Thru



PLANNING

Outline planning consent for A3 use.

TERMS

Units are available by way of a new full repairing and insuring lease for a term to be agreed. Rent available on application.

ANTI MONEY LAUNDERING

The successful lessee/purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. July 2020

Demographics source: Exeter City Council

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