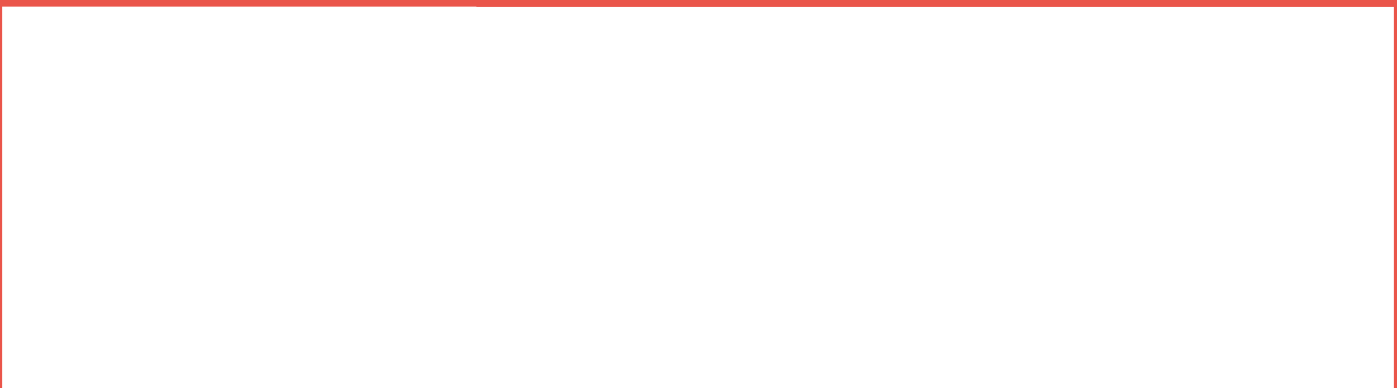




# Exeter Logistics Park EX5 2GB

Exeter's Premier Distribution Park  
Build to Suit Units  
From 20,000 – 200,000 Sq Ft  
TO LET / FOR SALE



# 2 Miles from M5 J29

Exeter Logistics Park is perfectly located for distribution, positioned just 2 miles (5 minutes) from Junction 29 of the M5 and 1 mile (3 minutes) from the A30, offering unrivalled access to the national motorway and arterial road network. Exeter city centre is 6 miles to the west.

Lidl

DPD

Amazon

DHL

Amazon

Forgeway

Stovax & Gazco

Sainsbury's

SW Ambulance Service

The Skypark Units

Spenco Engineering

Outdoor Gym / Recreational Space

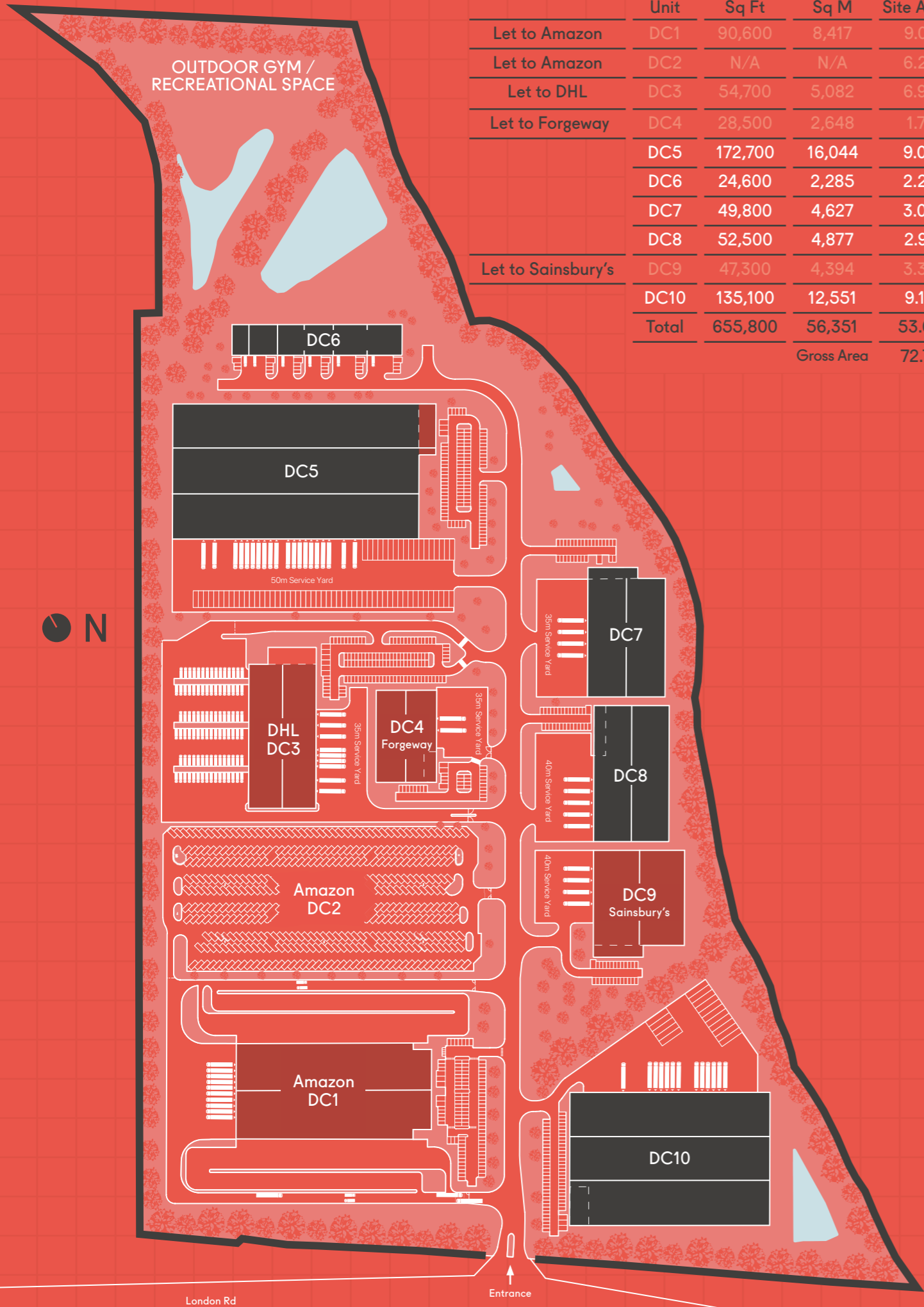
Future Development Plots

Honiton Rd  
A30 (W) / M5 J29

Clyst Honiton Bypass  
A30 (W & E) / M5 J29

London Rd

Cranbrook



	Unit	Sq Ft	Sq M	Site Acres
Let to Amazon	DC1	90,600	8,417	9.01
Let to Amazon	DC2	N/A	N/A	6.23
Let to DHL	DC3	54,700	5,082	6.93
Let to Forgeway	DC4	28,500	2,648	1.71
	DC5	172,700	16,044	9.02
	DC6	24,600	2,285	2.28
	DC7	49,800	4,627	3.09
	DC8	52,500	4,877	2.91
Let to Sainsbury's	DC9	47,300	4,394	3.30
	DC10	135,100	12,551	9.14
	<b>Total</b>	<b>655,800</b>	<b>56,351</b>	<b>53.62</b>
			<b>Gross Area</b>	<b>72.71</b>

### Deliverability:

- Outline Planning Consented
- Infrastructure Installed
- Immediately Deliverable

# Premier Distribution



EPC A Rating



BREEAM 'Excellent'



Photovoltaic Panels



Net Zero Carbon



Secure Cycle Storage



Water and Daylight Saving Control



Electric Vehicle Charging



Outdoor Gym



Cycle Network



Up to 50m Yard Depth



Extensive Car Parking



Flexible B8 Space



50kn / m2 Floor Loading



Level Access Loading



8-12m Clear Working Height



Extensive HGV Parking



Dock Level Loading



3.2 MVA of Power Immediately Available

# Connecting the southwest

Access to the site is direct from London Road, along which neighbouring warehouses of Amazon, Lidl and DPD are also situated. The site is also next door to Exeter Airport, which can be reached in just 6 minutes by road.

Only 3 miles away is Sowton Industrial Estate, a popular trade and warehouse location with occupiers such as Howdens, Toolstation, Dunelm, Royal Mail and B&Q, as well as a retail park and selection of food outlets and budget hotels.

New direct bus link to / from Pinhoe Rail Station (Monday to Friday, morning and evening, 6 buses per day), linking to the site in 10 minutes. The new service runs between Pinhoe Rail Station and Exeter Airport and provides ease of access for employees to reach Exeter Logistics Park from the city centre.



Cranbrook Town Centre Shopping 1.2 miles

Hampton by Hilton Hotel 1.3 miles

Cranberry Farm Public House 2.1 miles

Sainsbury's Superstore 2.7 miles



M5 J29 2 miles

M4 / M5 interchange (M5 J16) 79 miles

M5 J3 151 miles



Plymouth Ports 51 miles

Royal Portbury & Avonmouth Dock 72 miles



Exeter City Centre 5.5 miles

Plymouth 48 miles

Bristol 78 miles

Bournemouth 80 miles

Southampton 105 miles

Birmingham 160 miles

London 169 miles

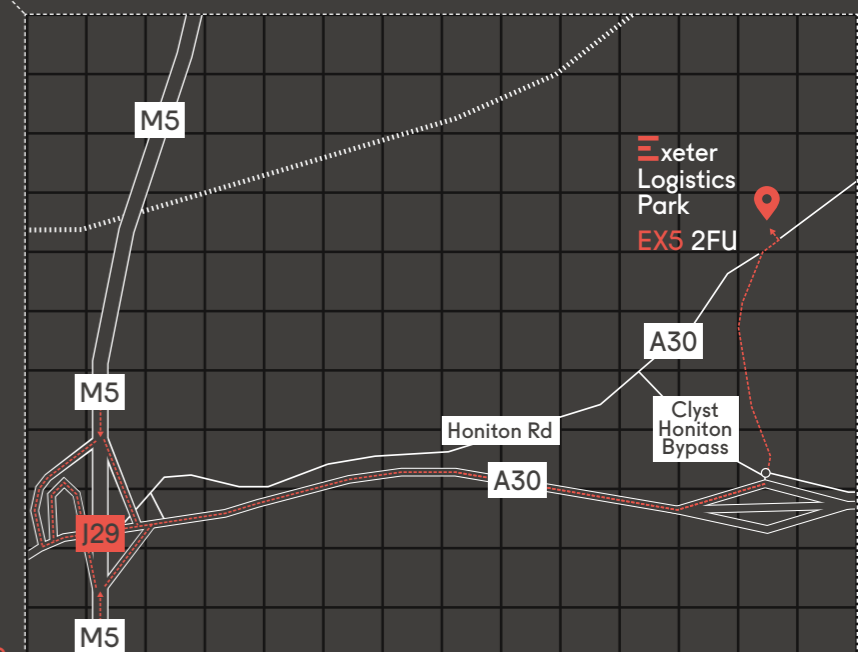
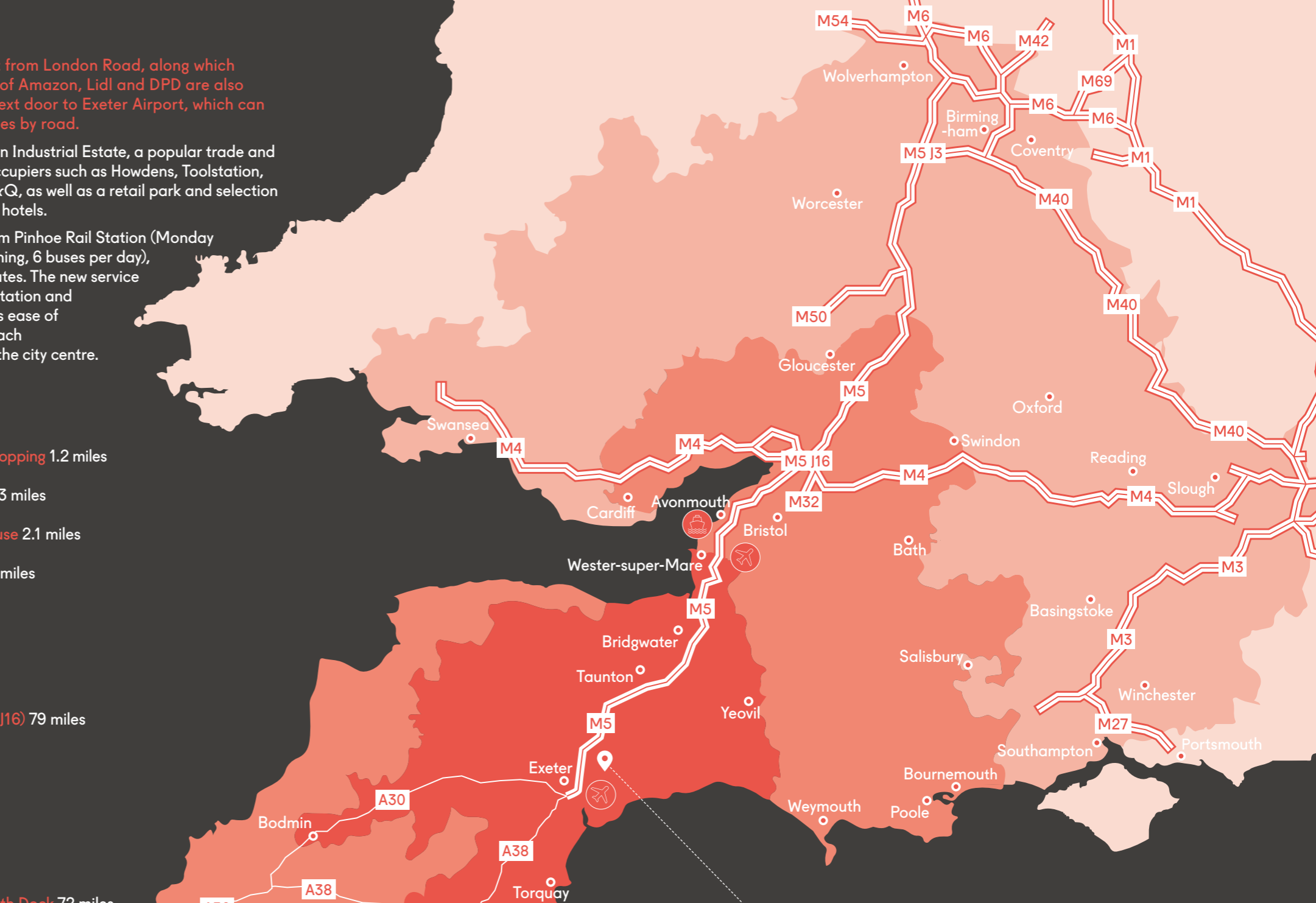


Exeter Airport 1.3 miles

Bristol Airport 68 miles

0 - 60    60 - 120    120 - 180    180 +

Drive times (mins)



Route from M5 J29

City Growth

# 2nd

Of all UK cities, Exeter has the second fastest growing population between 2010 and 2020.



Population

# 133,000

Exeter has a local population of 133,000.



Potential Workforce

# 470,000

Exeter is in a 45 minute travel to work area for over 470,000 residents.



Labour Profile

# 288,100

288,100 of these residents are of working age and just under.



Employment

# 241,300

241,300 are employed.



Commuters

# 35,000

Around 35,000 people commute into Exeter on a daily basis.



Wage Average

# 16%

Average wages are 16% lower than UK average.



[nomisweb.co.uk](http://nomisweb.co.uk)  
[drivetimemaps.co.uk](http://drivetimemaps.co.uk)  
[exeter.ac.uk](http://exeter.ac.uk)

# The Home of Exeter Logistics



Forgeway, Exeter Logistics Park



DHL, Exeter Logistics Park



Amazon, Exeter Logistics Park

# We Are Stoford

We have committed to be a sustainable business. Our approach to sustainability is to understand the needs of a particular project, the context it sits within and then to procure sustainable solutions by working hand in hand with our occupiers.



PV panels and battery storage in our own office



Charity donations and volunteering



Trusted contractors and local labour



9,400,000 sq ft of BREEAM Exemplar developments to date



25% reduction in energy

Privately owned, with all the shareholders fully employed by the business. A company that listens to your business' needs, to tailor your requirements and to then develop you a building of substance.

So if you are looking for a company with a difference who cares about your business, and your development, then remember who we are. We are Stoford.



Stannah

Pets at Home



MIRA SHOWERS



SEVERN TRENT



BRITISH SALT  
A TATA Enterprise

JLR

We are proud to have worked with a broad range of occupiers across multiple sectors. As well as delivering a high number of quality logistics / warehouse units, we are also specialists at developing office buildings and bespoke projects for our occupiers.



The Range, Bristol



Pets at Home, Stafford



DPD, Emersons Green



Kohler MIRA, Worcester

**STOFORD**

# Further Information



Henry de Teissier

+44 (0) 786 082 1345  
henry.deteissier@cushwake.com

Aric Asbridge

+44 (0) 782 735 6012  
aric.asbridge@cushwake.com



Tim Western

+44 (0) 771 185 1459  
tim.western@jll.com

Kye Daniel

+44 (0) 752 591 3326  
kye.daniel@jll.com

February 2024 - For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property, designed & produced by **CORMACK** - cormackadvertising.com