

ST. MODWEN PARK MEAFORD



NORTH STAFFORDSHIRE ST15 0UU

///SAYING.SHAKY.MELT

BRAND NEW WAREHOUSE SPACE AVAILABLE NOVEMBER 2024



Up to 9.2 MvA of
power supply



Placing this building
in the top 10% of
UK warehouses for
sustainability

PHASE 1:

UNIT M76: 76,328 SQ FT (7,091 SQ M)

UNIT M35: 35,791 SQ FT (3,325 SQ M)

BUILD TO SUIT AVAILABLE UP TO 633,537 SQ FT (58,857 SQ M)

High performance **space** for your business

If you're looking for a **high-performing, sustainable space** that works as hard as you do, then look no further. **St. Modwen Park Meaford** offers **warehouse units and an environment** that will deliver benefits for your business and your people.

An ideal location for The Midlands

Situated equidistant between J14 and J15 of the M6 motorway, St. Modwen Park Meaford is strategically located on the M6 corridor. The development is accessed off Meaford Road which joins the A34 dual carriageway, linking Stoke-on-Trent to the north and Stafford to the south.



Power availability of **9.2 MvA** available immediately.



Solar panels included at no extra cost.



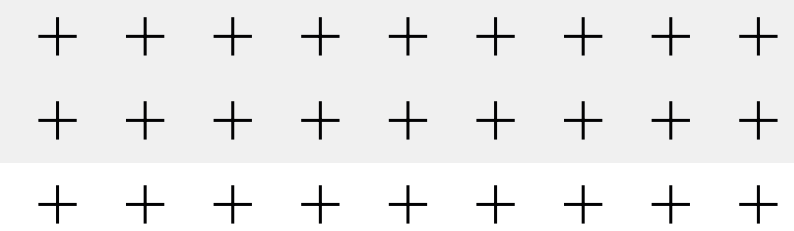
Smart LED lighting helping you reduce energy consumption by **up to 75%**.



10% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Targeted for **BREEAM Excellent rating** which will place these warehouses in the top 10% of the UK for sustainability.



Why choose St. Modwen Park Meaford?



Ideally located for national distribution to major hubs



Local workforce can be drawn on from Stoke-on-Trent and Stafford



Strategically located for easy access to the M6 and A500



Large amount of green space and open amenity for occupiers to enjoy



Localised workforce

A working age population of approx. 116,378 in a 10km radius



Strong and diverse labour pool

Approx. 30% of the local employed population employed within industries that could be attracted to the site



Competitive wages

The gross median hourly wage in Staffordshire is £15.90 (England is £16.48)



Enhanced park environment

Designed with health and wellbeing in mind, the park's impressive plans will not only create hundreds of jobs but will also provide extensive green spaces and retained woodland for both staff and the local community to enjoy.

You're well-connected

**ST. MODWEN
PARK
MEAFORD**



1 HOUR

drive from Birmingham Freightliner Terminal



6 MILES

from junction 15 of the M6



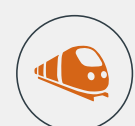
7.3 MILES

from Stoke-on-Trent



AROUND 40 MILES

from Birmingham Freightliner Terminal and
East Midlands Gateway Freight Interchange



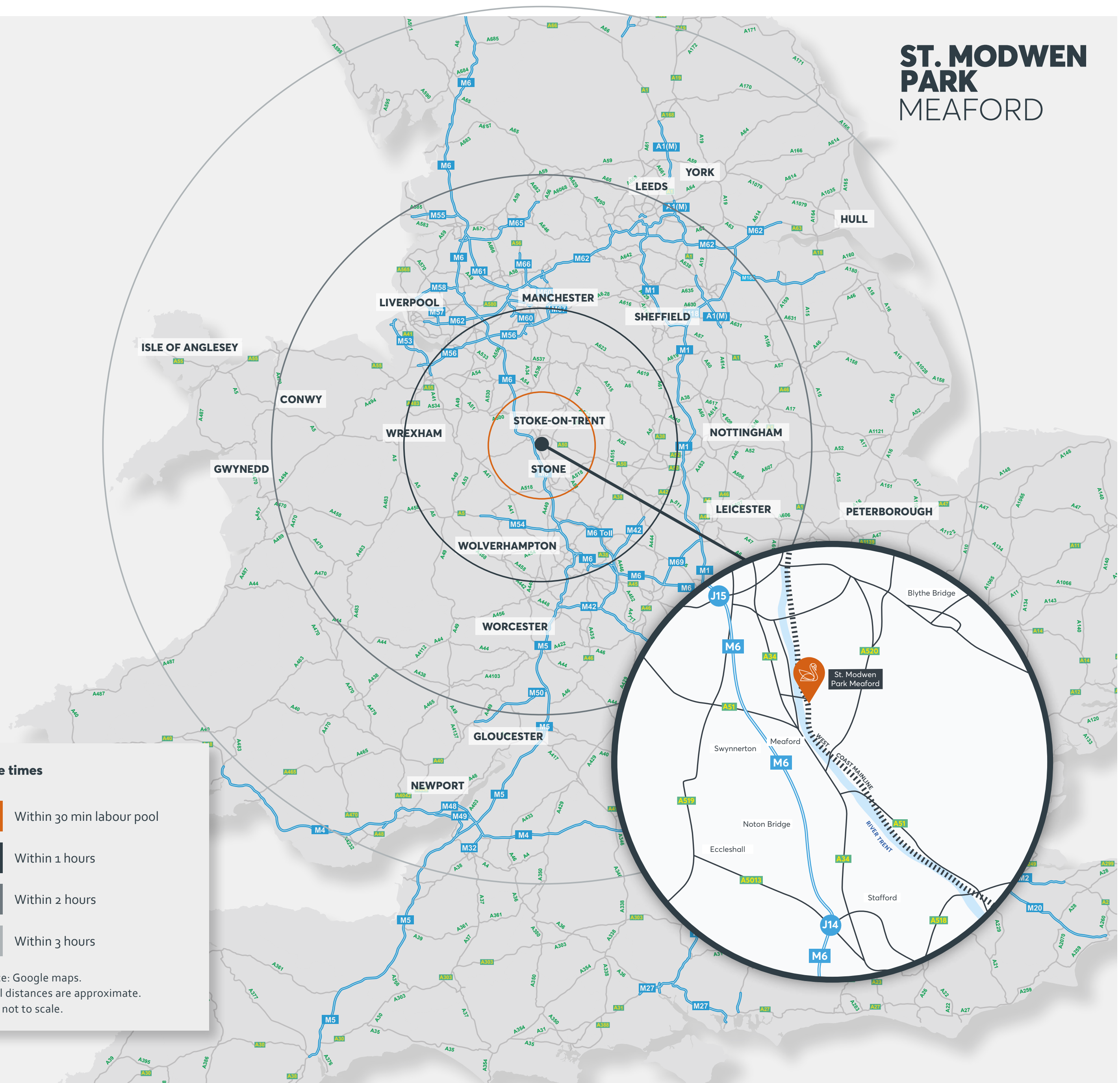
LESS THAN 2 MILES

to Stone (Staffs) Train Station

Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Schedule of accommodation

	UNIT M35	UNIT M76
WAREHOUSE INC. GF CORE	33,907 SQ FT (3,150 SQ M)	72,313 SQ FT (6,718 SQ M)
FIRST FLOOR OFFICES	1,884 SQ FT (175 SQ M)	4,015 SQ M (373 SQ M)
TOTAL	35,791 SQ FT (3,325 SQ M)	76,328 SQ FT (7,091 SQ M)
YARD DEPTH	35 M	50 M
CLEAR INTERNAL HEIGHT	10 M	10 M
LOADING DOCKS	N/A	5
LEVEL ACCESS LOADING DOORS	4	2
HGV PARKING	N/A	12
CAR PARKING	71	93
EV CHARGING POINTS	8	9
EPC	A	A
PLOT AREA	2.03 ACRES (0.82 HECTARES)	4.37 ACRES (1.76 HECTARES)

All floor areas are approximate gross internal areas.
*Subject to final plan.



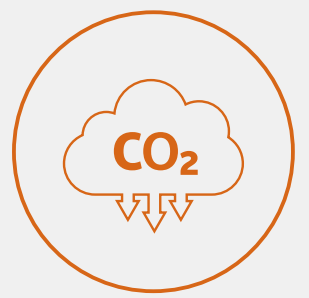
Targeted for BREEAM rating Excellent



50 kN sq/m floor loading



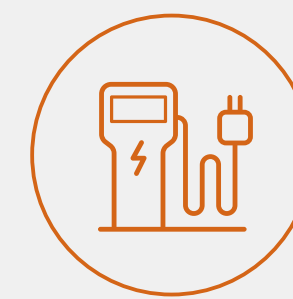
10% roof lights



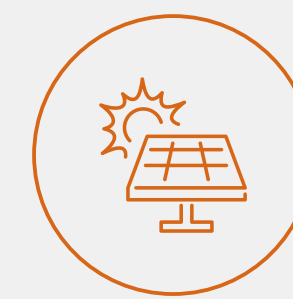
Operationally net zero carbon to offices



On-site fitness trail



EV car charging



PV provided to meet EPC A



Up to 9.2 MvA of power supply

Master plan 1



Site plan is indicative.

Build to suit alternative layout

M633 CROSS DOCK OPTION	
WAREHOUSE	594,087 SQ FT (55,192 SQ M)
OFFICE INC. GF CORE	33,191 SQ FT (3,084 SQ M)
TRANSPORT OFFICE	6,000 SQ FT (557 SQ M)
GATEHOUSE	262 SQ FT (24 SQ M)
TOTAL	633,537 SQ FT (58,857 SQ M)
YARD DEPTH	55M
CLEAR INTERNAL HEIGHT	18
LOADING DOCKS	55
EURO DOCKS	4
LEVEL ACCESS LOADING DOORS	8
HGV PARKING	165
CAR PARKING	589
EV CHARGING POINTS	118
POWER PROVISION	Up to 7.5 MVA
PLOT AREA	30.51 ACRES (12.35 HECTARES)





Jake Shilston
Development Director

“

We know that people and the planet are important to you - they're important to us too.

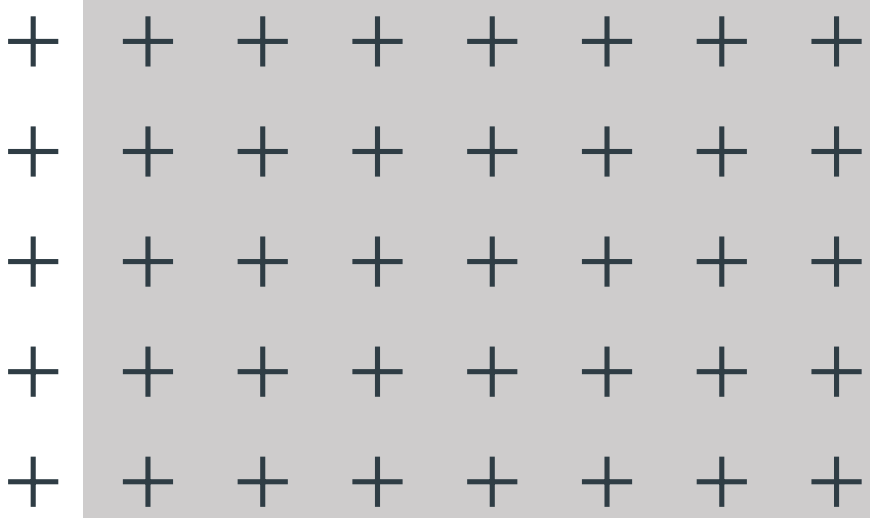
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk

07971 588070

jake.shilston@stmodwen.co.uk





“

At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.”

Huboo, St. Modwen Park Chippenham

”



JAKE SHILSTON

Development Director

07971 588070

jake.shilston@stmodwen.co.uk



HANNAH BRYAN-WILLIAMS

Development & Leasing Manager

07971 386 918

hannah.bryan-williams@stmodwen.co.uk

High performance space where you need it.

ST. MODWEN PARK MEAFORD

STONE
STAFFORDSHIRE
ST15 0UU



stmodwenlogistics.co.uk

[@StModwenLL](https://twitter.com/StModwenLL) [St. Modwen Logistics](https://www.linkedin.com/company/st-modwen-logistics) [@stmodwenlogistics](https://www.instagram.com/stmodwenlogistics)



James Clements
T: 0121 200 2220
M: 07436 165 015
E: james.clements@knightfrank.com

Ed Kennerley
T: 0121 200 2220
M: 07972 187 779
E: edward.kennerley@knightfrank.com



Richard Mounsey
T: 01782 202294
M: 07786 528 450
E: richard@mounseysurveyors.co.uk



Robert Rae
T: 024 7663 6888
M: 07860 398 744
E: robert.rae@avisonyoung.com

David Tew
T: 024 7663 6888
M: 07920 005 081
E: david.tew@avisonyoung.com