

ST. MODWEN PARK STOKE CENTRAL

ST1 5NP



Targeted for
**BREEAM
EXCELLENT**



Additional build
to suit space
available



Located next to
the A500 corridor

DETACHED WAREHOUSE UNIT AVAILABLE NOW

UNIT C52 TO LET: 52,096 SQ FT (4,840 SQ M)

Changing spaces in Stoke Central

St. Modwen Park Stoke Central is part of the Ceramic Valley Enterprise Zone promoted by the Make It Stoke on Trent and Staffordshire investment service. The Enterprise Zone supports a wide range of office, manufacturing and warehouse/distribution uses in the key A500 corridor.

The development is strategically positioned in close proximity to the A500, providing direct access to junctions 15 & 16 of the M6 and other commercial areas of the Stoke-on-Trent and Newcastle-under-Lyme conurbation. It will also benefit from the new EVLR link which is in the process of being constructed. The new link road provides immediate access to the A500.

Incentives for businesses locating to St. Modwen Park Stoke Central include enhanced capital allowances for investment in qualifying expenditure.

Why choose Stoke Central?



1,400,000 sq ft of commercial space has been developed to date



Staffordshire and Stoke-on-Trent offer one of the UK's largest labour pools



New link road by Stoke on Trent City Council. Direct access from A500 dual carriageway



Under an hour's drive from Birmingham Freightliner Terminal



Part of the wider 300 acre festival park development



Strong manufacturing workforce with a very high concentration of engineering skills



24 hour access 365 days of the year



Potential salary savings of 14% against the national average





TRAVEL DISTANCES

CITIES/TOWNS

Stoke on Trent	2.2 miles
Stafford	18 miles
Manchester	44 miles
Birmingham	47 miles
Sheffield	50 miles
Liverpool	56 miles
Leicester	62 miles

PORT/RAIL FREIGHT TERMINALS

Freightliner Terminal, Birmingham	47 miles
BIFT, Dordon	51 miles
Liverpool Port	56 miles

AIRPORTS

Manchester Airport	40 miles
East Midlands Airport	47 miles

MOTORWAYS

A50	3.1 mile
M6, J15 (S)	4.6 mile
M6, J16 (N)	8 mile



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



Enhanced landscaping and outdoor areas



First floor office with flexible undercroft for occupier fit-out



EPC A rated



High quality estate environment, labour proximity and travel mode options



EV car charging



Unrestricted 24 hour access / use



Planning consent for B8 / warehouse / distribution uses

UNIT C52	
WAREHOUSE	48,355 SQ FT (4,492 SQ M)
OFFICES INC. GF CORE	3,741 SQ FT (348 SQ M)
TOTAL	52,096 SQ FT (4,840 SQ M)
PLANT DECK	3,136 SQ FT (291 SQ M)
EAVES HEIGHT	10 M
YARD DEPTH	50 M
DOCK LEVEL LOADING DOORS	5
LEVEL ACCESS LOADING DOORS	2
EURO DOCK DOORS	0
FLOOR LOADING	50 kN SQ M
CAR PARKING	52
HGV PARKING	7



*All floor areas are approximate gross internal areas.

A range of bespoke fit out options are available.



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code





Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

- Net carbon reduction** (Icon: CO₂ cloud)
- Biodiversity & sustainable environments ambition** (Icon: Leaf in a circle)
- Diversity & inclusions** (Icon: Three people in a circle)
- Education & future skills** (Icon: Open book)
- Health & wellbeing** (Icon: Heart with pulse line)
- Responsible operating practices & partnerships** (Icon: Three people connected by lines)



About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



Part of St. Modwen Developments Ltd.
(Owned by Blackstone)



Experts in the planning process



We own and manage all our spaces



Dedicated team of 85 skilled professionals



Across 432 units



Of warehouse space across 50 parks nationwide



ST. MODWEN PARK STOKE CENTRAL

ST1 5NP



stmodwenlogistics.co.uk

KAYLEIGH MASON

Senior Development & Leasing Manager

07747 486 661

kayleigh.mason@stmodwen.co.uk

JAKE SHILSTON

Senior Development Manager

07971 588 070

jake.shilston@stmodwen.co.uk

@StModwenIL St. Modwen Logistics @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

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only.

ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. March 2023. TBDW 00457-24.