



Targeted for BREEAM EXCELLENT



sqft

to suit space

available

Located next to Additional build the A500 corridor DETACHED WAREHOUSE UNIT AVAILABLE NOW

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

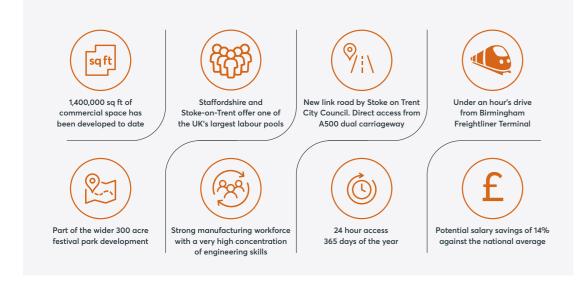
# Changing spaces in Stoke Central

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?







### TRAVEL DISTANCES

CITIES/TOWNS	
Stoke on Trent	2.2 miles
Stafford	18 miles
Manchester	44 miles
Birmingham	47 miles

50 miles Sheffield Liverpool 56 miles Leicester 62 miles



40 miles 47 miles

3.1 mile

4.6 mile

8 mile

reightliner Terminal, Birmingham	47 miles
IFT, Dordon	51 miles
iverpool Port	56 miles

anchester Airport	
st Midlands Airport	

MOTORWAYS

50	
6, J15 (S)	
6, J16 (N)	

LIVERPOOL SHEFFIELD STAFFORD **N** LEICESTER BIRMINGHAM NORTHAMPTON **Drive times** LONDON Stoke-on-Trent City Centre Within 30 min labour pool A 5010 ETRURIA ROAD Within 1 hours Junction 16, M6 & South Within 2 hours Within 3 hours Source: Google maps. Travel distances are approximate. Maps not to scale. Junction 15, M6 & South 



S Site plan is indicative.

# Schedule of accommodation

æ

flexible undercroft for

occupier fit-out







Enhanced landscaping and outdoor areas







High quality estate environment, labour proximity and travel mode options







Planning consent for B8 / warehouse / distribution uses

	UNIT C52
WAREHOUSE	48,355 SQ FT (4,492 SQ M)
OFFICES INC. GF CORE	<b>3,741 SQ FT</b> (348 SQ M)
TOTAL	52,096 SQ FT (4,840 SQ M)
PLANT DECK	<b>3,136 SQ FT</b> (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









Our Building Code



Our Park Code

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# 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:



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# 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-tosuit 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)



We own and manage all our spaces



Across 432 units



Experts in the planning process



Dedicated team of 85 skilled professionals



Of warehouse space across 50 parks nationwide

+ + + + +





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