

# ST. MODWEN PARK MEAFORD



NORTH STAFFORDSHIRE ST15 0WQ

///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



PV panels included at no extra cost, generating energy savings of up to £17,500 & £28,000 per annum\*

**PHASE 1:**

**UNIT M76: 76,690 SQ FT (7,124 SQ M)**

**UNIT M36: 35,963 SQ FT (3,341 SQ M)**

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

\*BASED ON AS-BUILT PV YIELD FROM EPCA+ REQUIREMENT, ASSUMES 100% FULL ENERGY CONSUMPTION IN YEAR 1 AND UNIT RATE OF 40P PER KWH



# 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.

\*data obtained using TM54 energy modelling software.



Power immediately available to site, available up to **9.2 MvA**.



PV panels included at no extra cost, generating energy savings of up to **£17,500 & £28,000 per annum\***



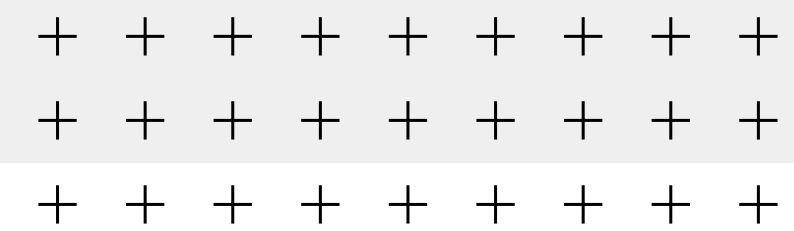
**Smart LED lighting** helping you reduce energy consumption by up to **75%**.



**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, A34 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 14 and 15 of the M6



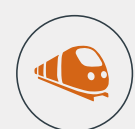
**7 MILES**

from Stoke-on-Trent



**40 MILES**

from Birmingham Freightliner Terminal and  
East Midlands Gateway Freight Interchange



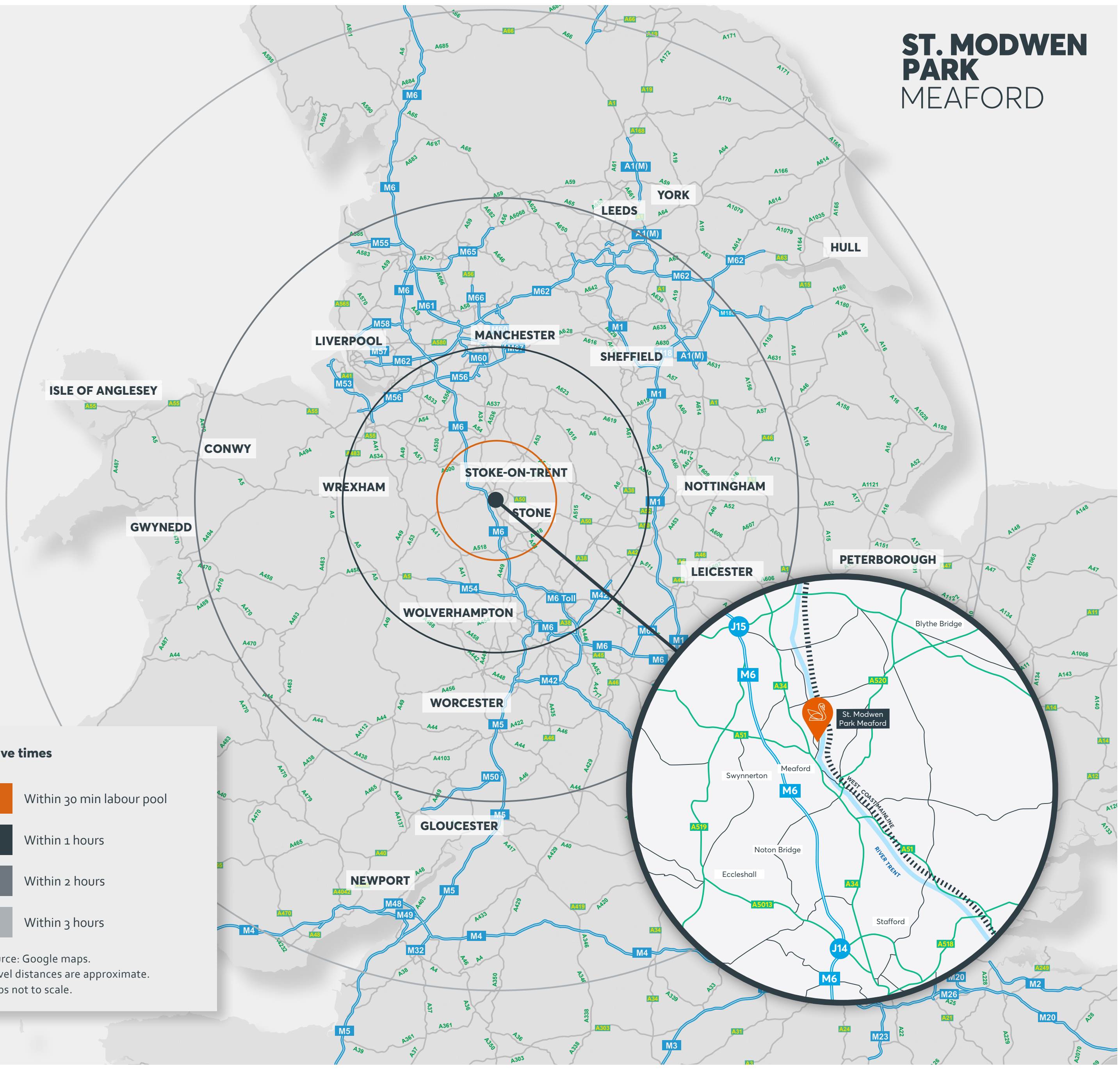
**LESS THAN 2 MILES**

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

	<b>UNIT M36</b>	<b>UNIT M76</b>
WAREHOUSE	33,550 SQ FT (3,117 SQ M)	72,338 SQ FT (6,720 SQ M)
OFFICES INC. GF CORES	2,413 SQ FT (224 SQ M)	4,352 SQ FT (404 SQ M)
<b>TOTAL</b>	<b>35,963 SQ FT (3,341 SQ M)</b>	<b>76,690 SQ FT (7,124 SQ M)</b>
PLANT DECK	1,713 SQ FT (159 SQ M)	3,652 SQ FT (339 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
<b>PLOT AREA</b>	<b>2.03 ACRES (0.82 HECTARES)</b>	<b>4.37 ACRES (1.76 HECTARES)</b>

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



Computer generated imagery of M76.



Targeted for BREEAM rating Excellent



50 kN sq/m floor loading



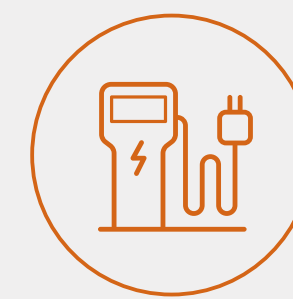
10% roof lights



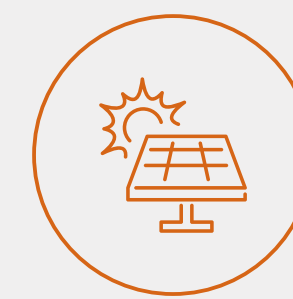
Operationally net zero carbon to offices



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

M634 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)
<b>TOTAL</b>	<b>633,537 SQ FT (58,857 SQ M)</b>
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 9.2 MvA
<b>PLOT AREA</b>	<b>30.51 ACRES (12.35 HECTARES)</b>







**Jake Shilston**  
Development Director

“

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

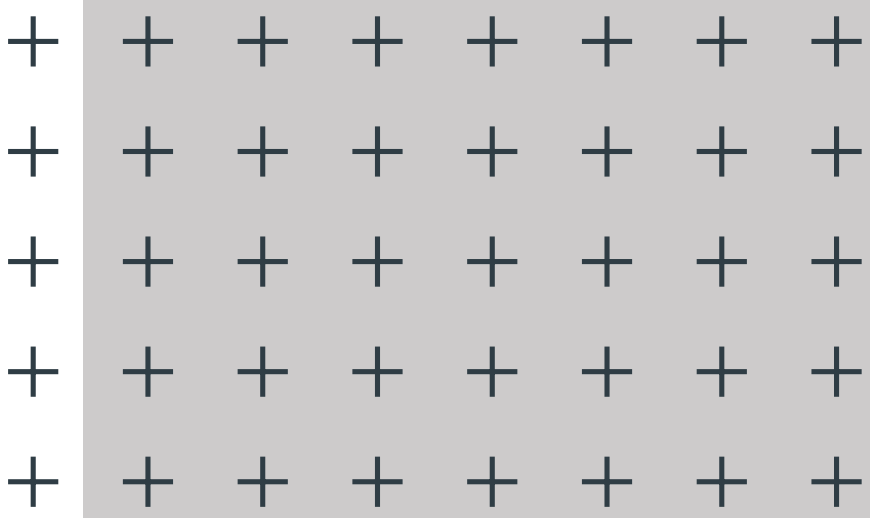
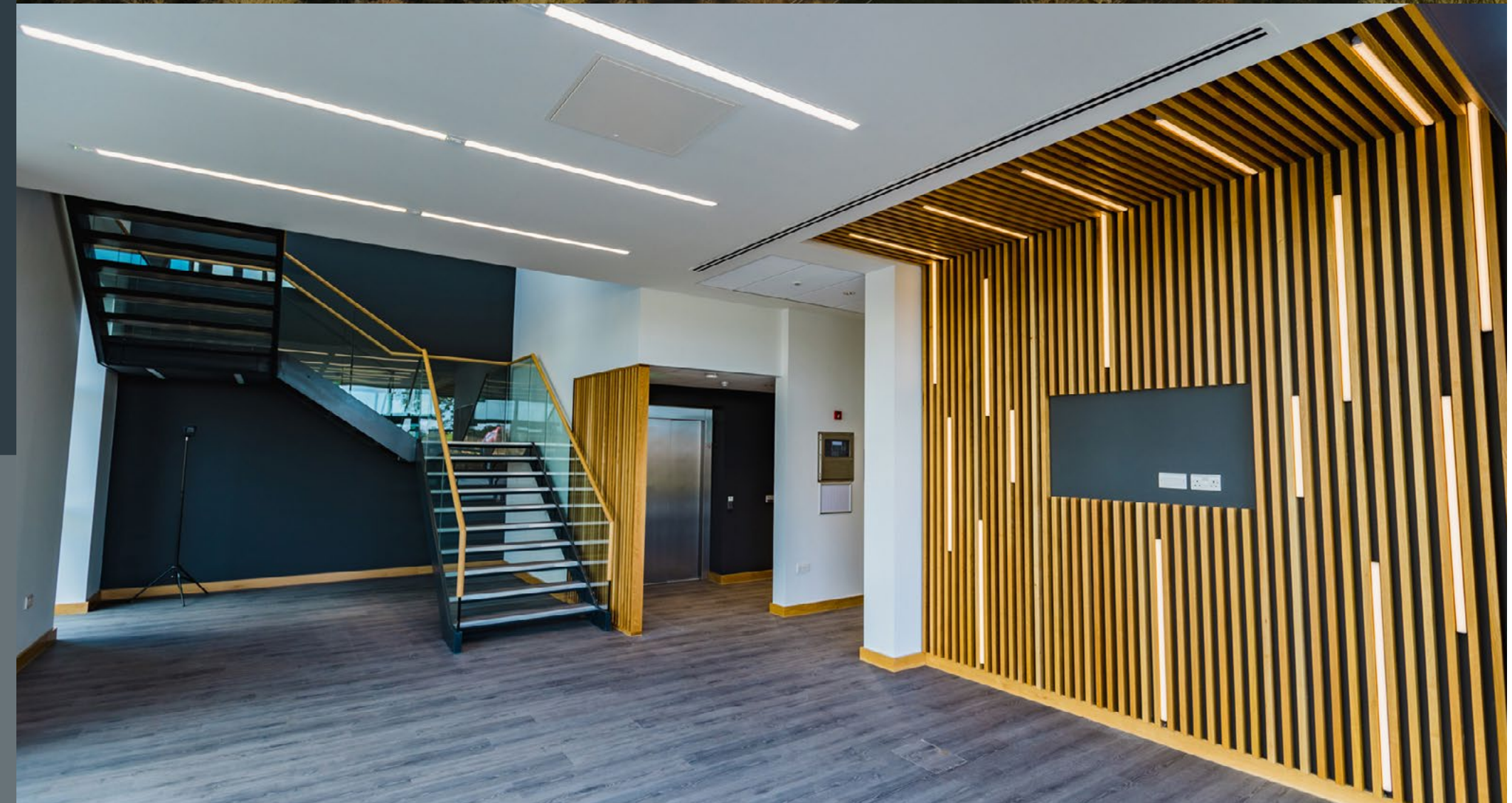
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

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*

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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**







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# High performance space where you need it.

## ST. MODWEN PARK MEAFORD

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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 2024. TBDW 02903-08.