



# INDURENT

## PARK MEAFORD

NORTH STAFFORDSHIRE ST15 0WQ  
///SAYING.SHAKY.MELT

### BRAND NEW WAREHOUSE SPACE

#### PHASE 1:

M38: 37,940 SQ FT ( 3,525 SQ M )

M81: 80,866 SQ FT ( 7,513 SQ M )

Available Now



Located near  
J14 and J15  
of M6.



BREEAM  
Excellent.  
Top 10% of UK  
warehouses for  
sustainability.



Power available  
immediately up  
to 700 kVA.

Warehousing that Works.

# 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. Indurent 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, Indurent 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 immediately available to site, available up to 700 kVA..



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.



Warehousing that Works.

\*data obtained using TM54 energy modelling software.



# Why choose Indurent Park Meaford?



90% of the population can be reached in 4 hours, making it an ideal location for national distribution.



Local workforce can be drawn on from the million people living within 30-minute peak drive time.



Strategically located for easy access to the M6, A34 and A500.



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



Warehousing that Works.



## 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 are employed within industries that could be attracted to the site (including construction, manufacturing, transport, storage and communication).



## 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.



Source: Stantec. Figures are based on 10km catchment from the site.



Warehousing that Works.

# You're well-connected.



**LESS THAN 1 MILE**

from the A34.



**LESS THAN 2 MILES**

to Stone (Staffs) Train Station.



**6 MILES**

from junction 14 and 15 of the M6.



**LESS THAN 8 MILES**

from Stoke-on-Trent.

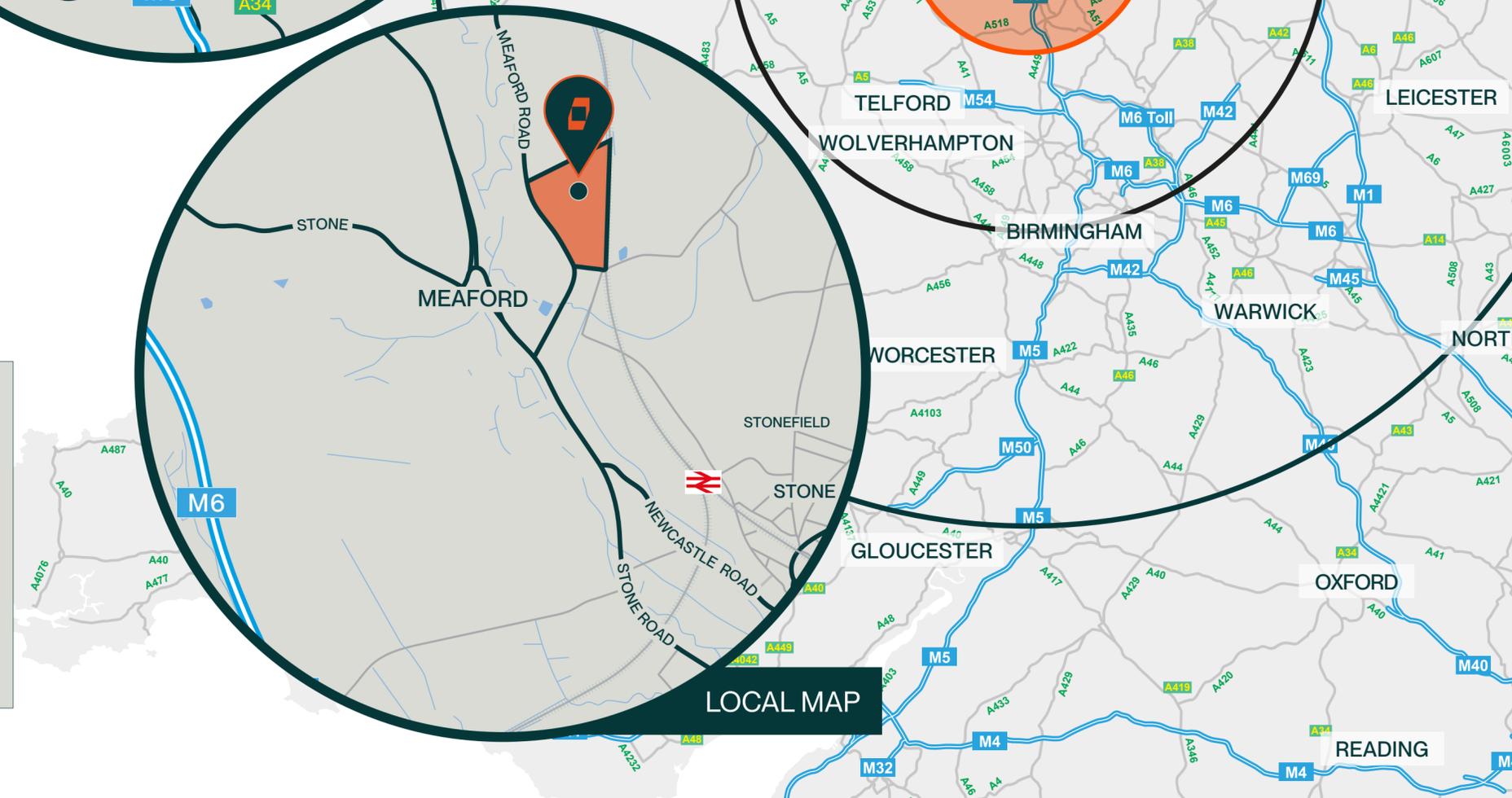


**40 MILES**

from Birmingham Freightliner Terminal and East Midlands Gateway Freight Interchange.



Warehousing that Works.



**Drive times**

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

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

# Schedule of accommodation.

	M38	M81
WAREHOUSE	34,042 SQ FT (3,162 SQ M)	72,589 SQ FT (6,744 SQ M)
OFFICES INC. GF CORES	1,907 SQ FT (177 SQ M)	4,077 SQ FT (379 SQ M)
PLANT DECK	1,991 SQ FT (185 SQ M)	4,200 SQ FT (390 SQ M)
<b>TOTAL</b>	<b>37,940 SQ FT (3,525 SQ M)</b>	<b>80,866 SQ FT (7,513 SQ M)</b>
YARD DEPTH	35M	50M
CLEAR INTERNAL HEIGHT	10M	10M
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
POWER SUPPLY	275 KVA	700 KVA
<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.



UNIT M38

UNIT M81



Computer generated imagery is indicative only.



# Masterplan.



Masterplan is indicative.



Warehousing that Works.

-  Available now
-  Available as a refurbished unit



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 Indurent 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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