

AVAILABLE
SEPTEMBER 2022

**ST. MODWEN
PARK**
STOKE CENTRAL



TO LET - HIGH QUALITY DETACHED UNITS
UNIT C51 - 51,968 SQ FT (4,828 SQ M)
UNIT C73 - 73,712 SQ FT (6,848 SQ M)



LR IMAGE



ST. MODWEN PARK 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.

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities or growth.

Changing places. Creating better futures.



ST. MODWEN PARK STOKE CENTRAL

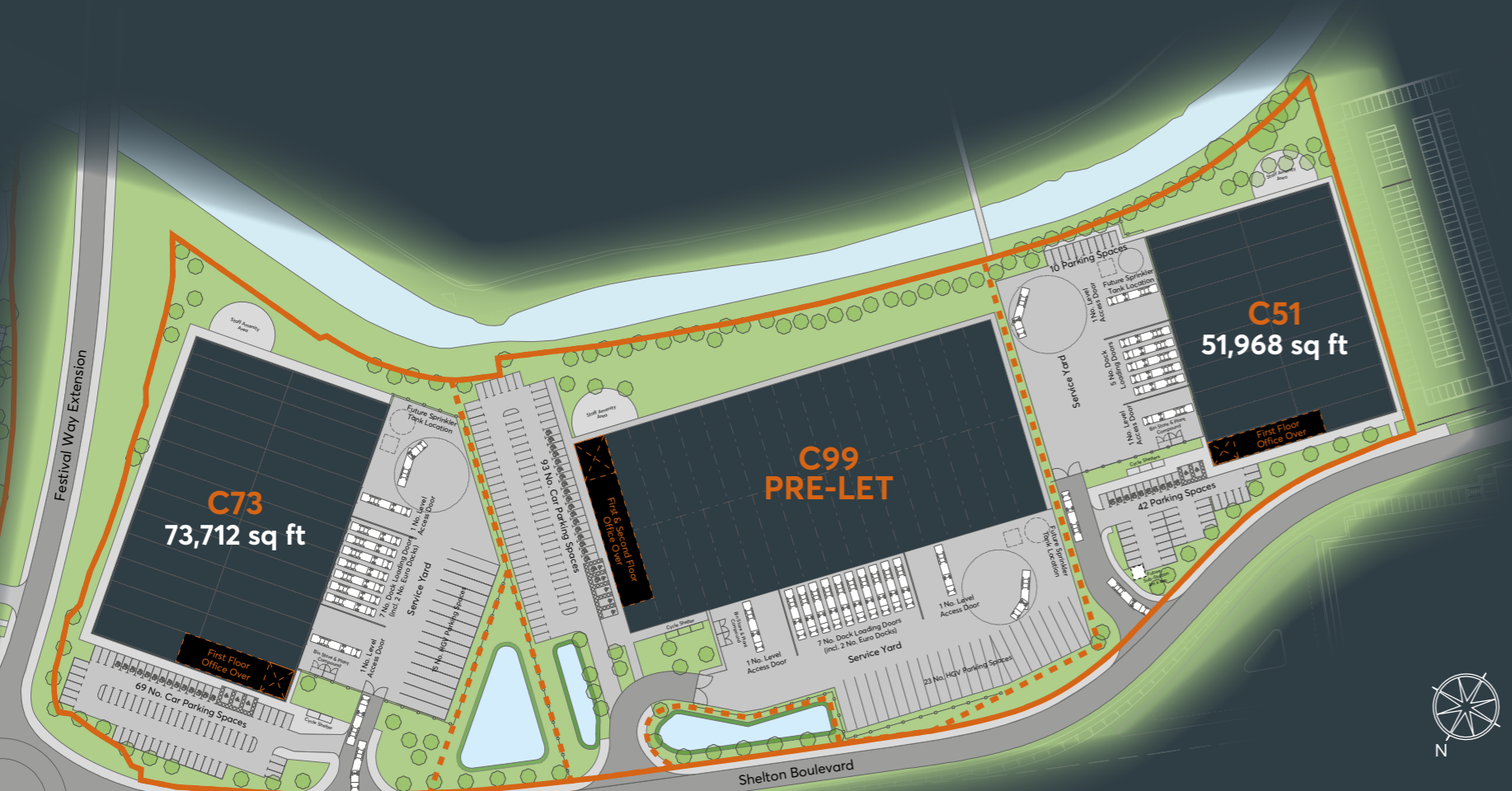
WHY STOKE CENTRAL?

- New link road by Stoke on Trent City Council with a new direct access from the A500 dual carriageway under construction
- Part of the wider 300 acre festival park development
- 1,400,000 sq ft of commercial space has been developed to date
- UK Government assisted area



LR IMAGE





Site plan is indicative.

TWO NEW HIGH QUALITY WAREHOUSE AND INDUSTRIAL
UNITS AVAILABLE FROM SEPTEMBER 2022.



UNIT C73

WAREHOUSE	68,836 sq ft	6,395 sq m
OFFICES INC. GF CORE	4,876 sq ft	453 sq m
TOTAL	73,712 sq ft	6,848 sq m
Eaves height (m)	12.5	
Yard depth (m)	50	
Dock level loading doors	5	
Level access loading doors	2	
Euro dock doors	2	
Car parking	69	
HGV parking	24	

UNIT C51

WAREHOUSE	48,329 sq ft	4,49 sq m
OFFICES INC. GF CORE	3,638 sq ft	338 sq m
TOTAL	51,968 sq ft	4,828 sq m
Eaves height (m)	10	
Yard depth (m)	50	
Dock level loading doors	5	
Level access loading doors	2	
Euro dock doors	0	
Car parking	52	
HGV parking	7	

A range of bespoke fit out options are available.

All floor areas are approximate gross internal areas.



High quality estate environment, labour proximity and travel mode options



First floor office with flexible undercroft for occupier fit-out



Unrestricted 24 hour access / use



EPC Rating A



Planning consent for B8 / Warehouse / Distribution uses



Electric charging vehicle points



Enhanced landscaping and outdoor areas

SPECIFICATION

These high quality spaces have planning consent for warehouse, light industrial and general industrial (B1c/B2/B8), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor.

Externally there are dedicated secure service yards, private parking and loading areas, as well as sustainable amenities such as electric car charging points.



First floor office

- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air conditioned
- Passenger lift
- Ground & first floor WCs
- Intelligent lighting system
- Fibre enabled broadband



Warehouse

- BREEAM accreditation
- FM2 category floor
- 50 kN sq m floor loading
- Up to 7.2 MVA of power supply on the estate
- Medium pressure gas supply
- Dock level loading
- Level access loading
- Solar panels



External

- Secure yards
- Security lighting – office car park / service yard
- Covered cycle shelters
- Rainwater harvesting
- Staff seating areas
- Enhanced landscaping

Service charge

An estate service charge will be levied to cover costs incurred in maintaining the estate.

Terms

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

Planning

Planning consent is for warehouse, manufacturing and light industrial uses within uses classes B8, B2 and B1c (superseded to use class E as of 1st September 2020).

Warranties

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

EPC

Building will have a rating of 'A'

BREEAM rating

'EXCELLENT' (2014) target accreditation

St. Modwen Logistics designs, builds, owns and manages high-quality Industrial & logistics assets in the UK.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises. As one of the UK's most active developers of speculative and built-to-suit industrial & logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and build to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.



Part of St. Modwen Properties Ltd

1.2m sq ft

Industrial & logistics space delivered in 2020



Experts in the planning process

30+
Years of experience

94%
of industrial & logistics space to be retained

1.6m sq ft
Committed industrial & logistics pipeline delivery

c19m sq ft
Industrial & logistics pipeline

A dedicated team of 60 skilled professionals

St. Modwen's Responsible Business Ambitions

We have chosen to focus on six core areas where we can make a sustained difference to society and the environment:



Net carbon reduction



Biodiversity & sustainable environments ambition



Diversity & inclusion



Education & future skills



Health & wellbeing



Responsible operating practices & partnerships



ST. MODWEN PARK STOKE CENTRAL

ST1 5NP



LOCATION:

St. Modwen Park Stoke Central
Shelton Boulevard
Festival Park
Stoke-on-Trent
Staffordshire
ST1 5NP

DISTANCES:

Stoke on Trent	2.2 miles
Stafford	18.4 miles
Manchester	43.6 miles
Birmingham	46.7 miles
Freightliner Terminal, Birmingham	47.1 miles
BIFT, Dordon	50.4 miles
Manchester Airport	39.7 miles
East Midlands Airport	46.7 miles
A50	3.1 miles
M6, J15 (S)	4.6 miles
M6, J16 (N)	8 miles

Travel distances are approximate

Maps not to scale.

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