



Stafford 477

Immediately Adjacent
to J13 M6 Motorway

Cross-Docked Distribution Facility

477,453 Sq Ft



NORTH
TO MANCHESTER
60 MILES

STAFFORD
TOWN CENTRE
3.2 MILES



M6



M6

J13

SOUTH
TO BIRMINGHAM
31 MILES

Strategically Located For National Reach

Prominently positioned cross-docked warehouse located adjacent to Junction 13 of the M6, approximately 2 miles south of Stafford. Fronting the A449, the site benefits from immediate motorway access and excellent connectivity to the wider UK network.

Logistics That Flow Without Friction

A fitted unit located adjacent to Junction 13 of the M6. The unit offers occupiers with the opportunity of fast track occupation. With lighting, sprinklers, VMU and gatehouse in place, occupiers could save significant time and cost on their fit out programme at Stafford 477.

Leading Specification



Cross Docked



45 Dock Level & 7 Level Access Doors



Sprinkler System in Place



11m Eaves Height



LED Lighting Throughout



Mezzanine Areas



Staff and Welfare Facilities



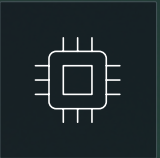
40m & 50m Yards



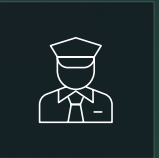
180 HGV parking area (up to 100m depth)



500 Car Spaces

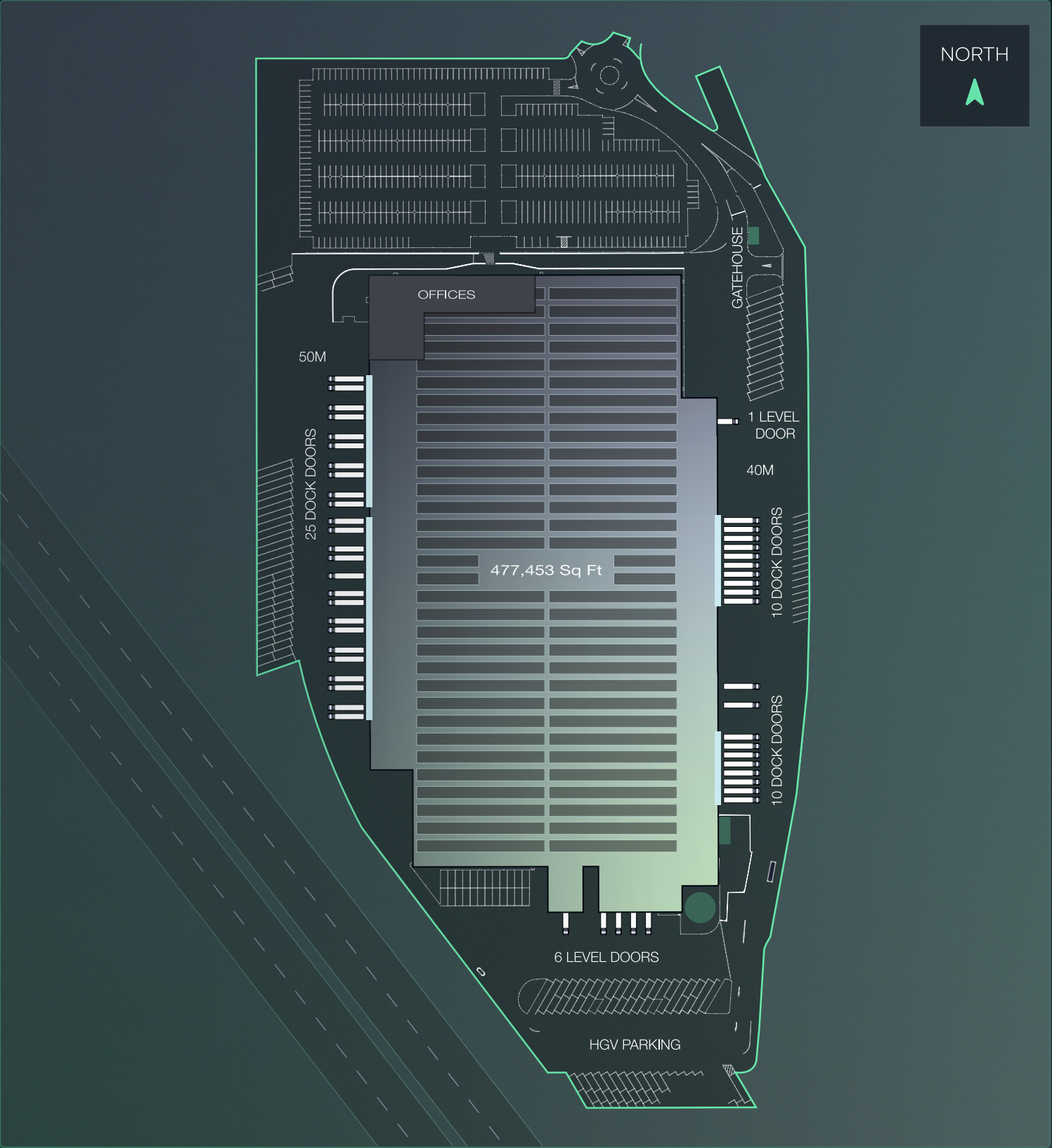


VMU Facility



On-site Gatehouse

Area	GIA (sq m)	GIA (sq ft)
Warehouse	37,682.66	405,612.80
Ground floor reception & welfare	1,678.23	18,064.30
First floor offices	1,660.37	17,872.10
Mezzanine	1,660.94	17,878.20
Transport Offices East	449.84	4,842.00
Mezzanine	435.76	4,690.50
Transport Offices West	760.08	8,181.50
Gate House	28.92	311.3
TOTAL GIA	44,356.80	477,452.70



The Engine Behind Performance

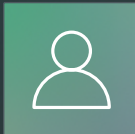
Access to a skilled workforce across Staffordshire and the West Midlands, with strong representation in logistics, manufacturing and distribution, supporting efficient business operations with an average weekly pay of £696 per week.



Over 720,000
Working Age Residents

580,000+ economically active people across Stoke-on-Trent and Staffordshire.

Source: UK Office for National Statistics (ONS)



Over 24,000
Potential Job Seekers

A substantial regional recruitment pool, including 5,360 claimants aged 18–24.



64% Greater Logistics
Concentration

39,000 transportation and storage jobs—8.2% of employment compared with 5.0% nationally.



The UK At Your Fingertips



M6 J13	1 Mile	1 Min
Stafford	2 Miles	5 Mins
Birmingham	31 Miles	35 Mins
Manchester	60 Miles	70 Mins



Birmingham	40 Miles	35 Mins
East Midlands	45 Miles	50 Mins
Manchester	50 Miles	60 Mins



Stafford	2 Miles	5 Mins
Birmingham	31 Miles	30 Mins
Euston	151 Miles	75 Mins



Liverpool	75 Miles	90 Mins
Immingham	120 Miles	140 Mins
Felixstowe	180 Miles	180 Mins

Drive Times

Within 4 Hours

57,431,372 People, 82.7%

Within 3 Hours

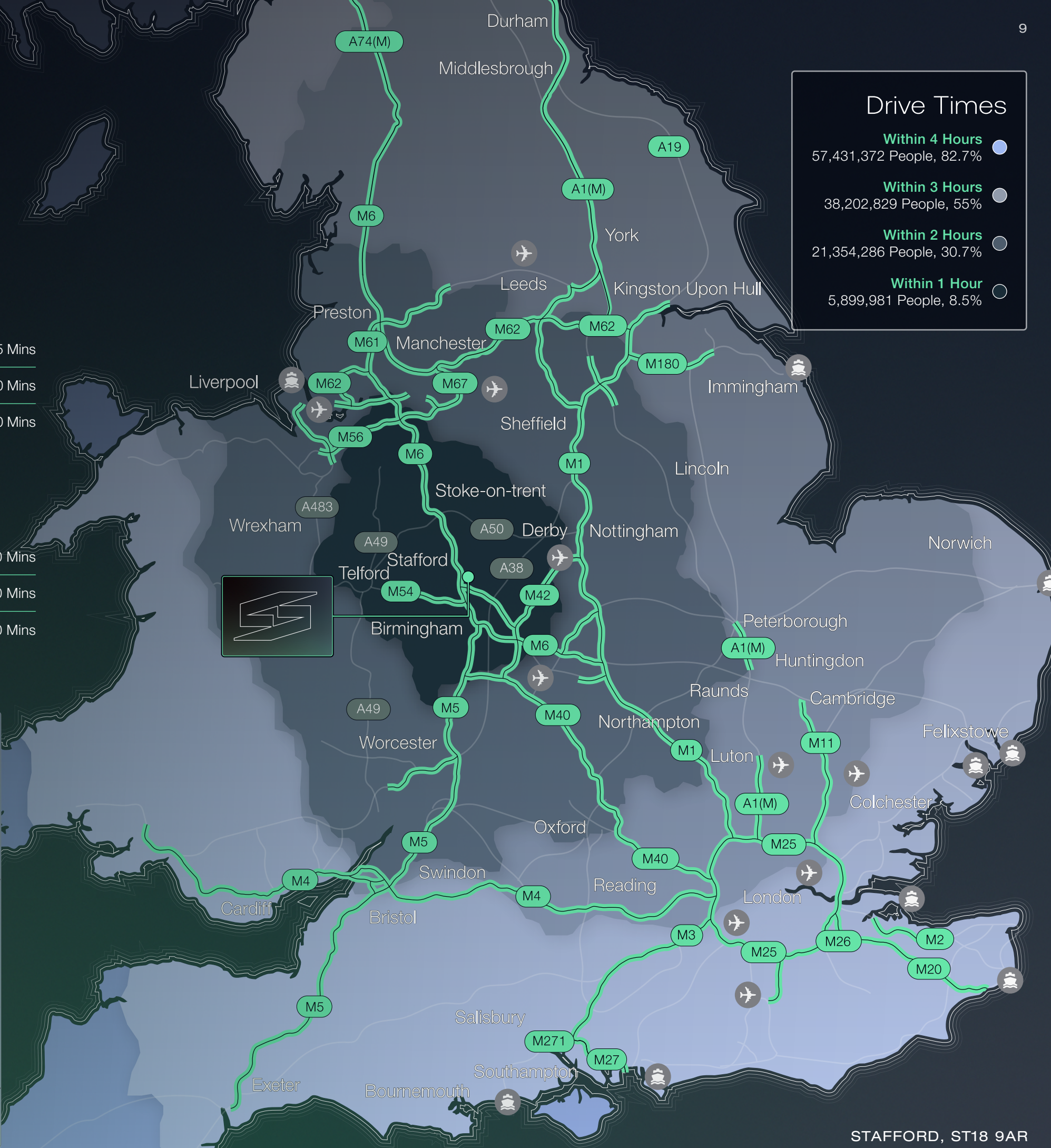
38,202,829 People, 55%

Within 2 Hours

21,354,286 People, 30.7%

Within 1 Hour

5,899,981 People, 8.5%





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