

TO LET / FOR SALE

STAFFORD 73

BEACON BUSINESS PARK
STAFFORD ST18 ODG

Available Q1 2027

Three Speculatively Built Industrial/Warehouse Units

from **23,354 SQ FT** to **73,341 SQ FT**



J13

M6

to Junction 14

A449

STAFFORD

A518

A513 to M6 (J14)

Beaconside Business Village

Enterprise Park

Staffordshire Technology Park

Ministry of Defence

Beaconside - A513

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HITACHI

Weston Road - A518

CLASSEQ

Weston Road Academy

Transerv
Europe Limited

BEACON BUSINESS PARK

DX

KFC

SUBWAY

Beacon Way

WACKER NEUSON

ALPHA
MANUFACTURING
Part of the HEX group

COSTA

GO OP

Location

what3words: ///ropes.weeks.exists

Beacon Business Park is an established business park located North East of Stafford. The estate is situated in a prime location 4 miles from junction 13 or 14 of the M6 motorway.



M6 J14	10 mins	4.5 miles
M6 J13	13 mins	5 miles
A34	9 mins	4 miles
A50	20 mins	12 miles
M1 J24a	45 mins	39 miles



Birmingham Airport	39 miles
Manchester Airport	55 miles
Liverpool Airport	66 miles
East Midlands Airport	43 miles



Occupiers on the estate include:



There is also a substantial roadside offering including:



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Three high specification industrial/ warehouse units
from **23,354 SQ FT** to **73,341 SQ FT**

Description



10m Clear Height



25m Turning Circle



EV Charging



Target 'A' EPC



Solar Panels



Self-contained/
Secure Yards



7 Level Access
Loading Doors



450 KVA
power



Flexible office
fit out

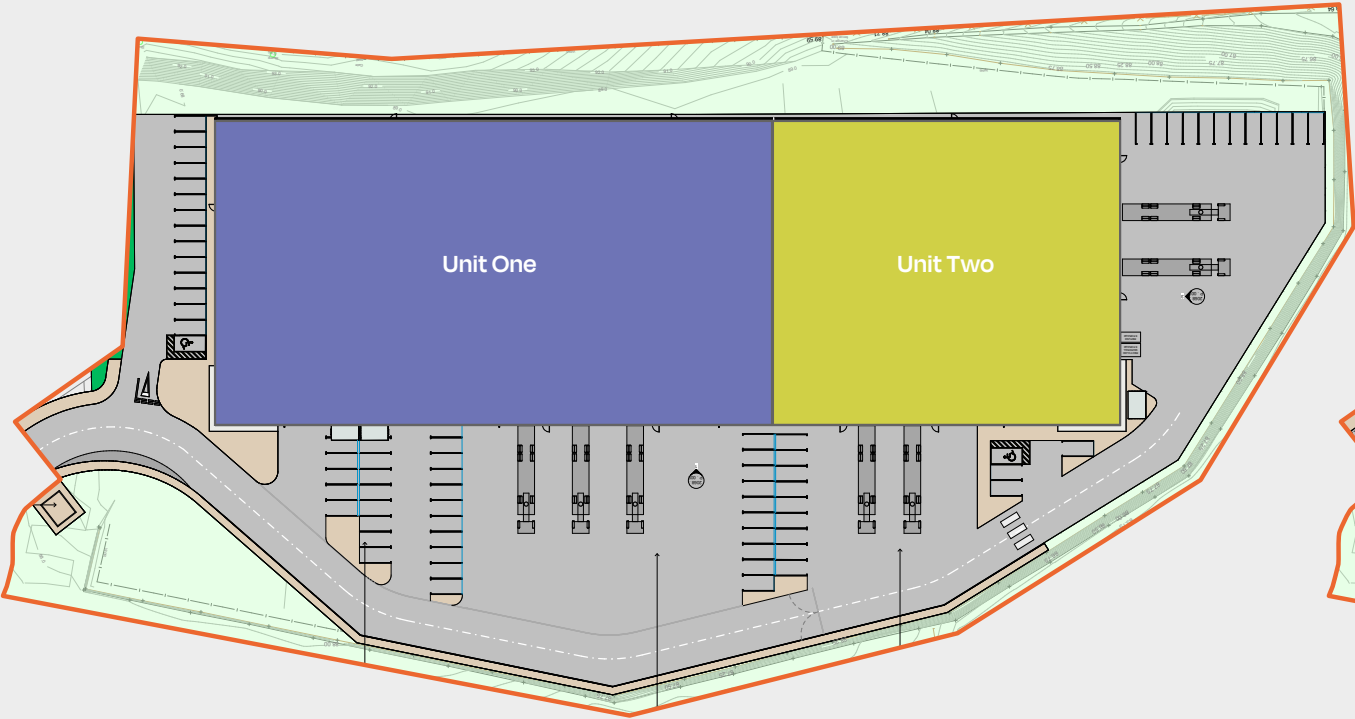


Steel Portal
Frame Construction

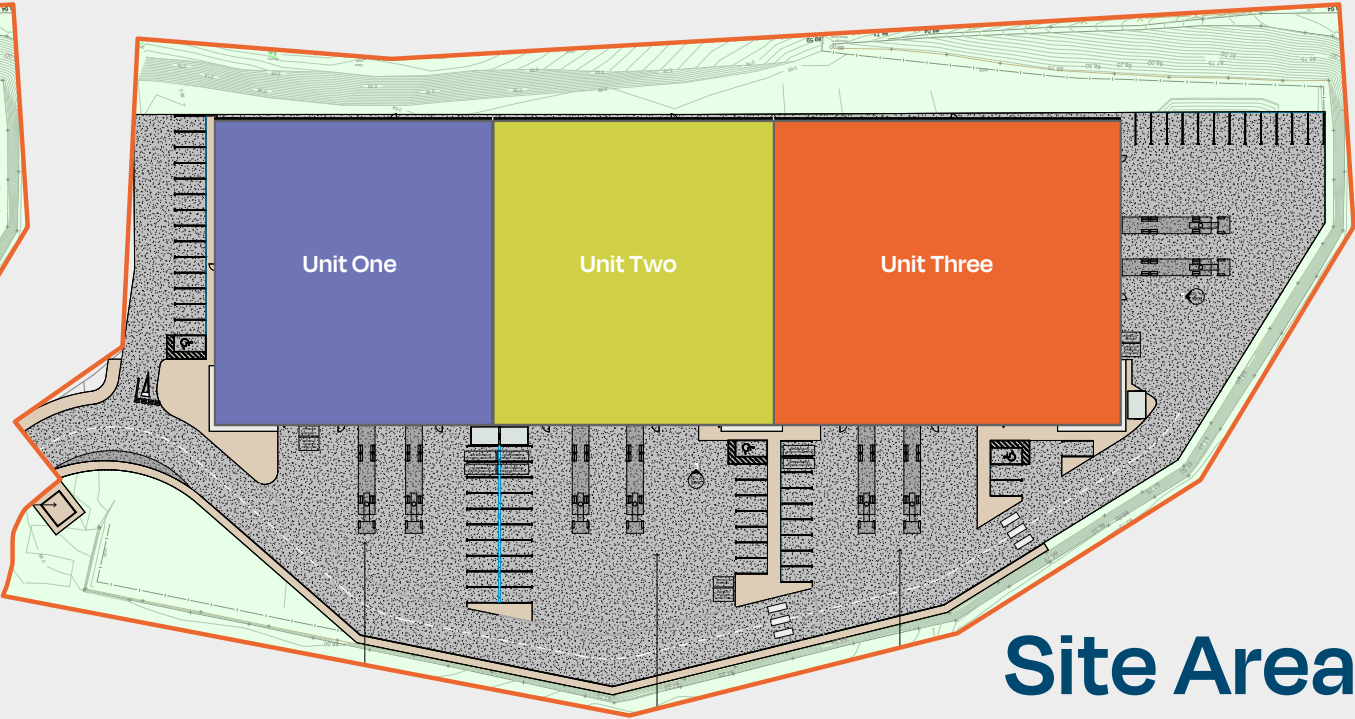
Accommodation

Flexible Options can be accommodated
subject to requirements

Two Unit Option



Three Unit Option



Site Area
of 4.1 acres

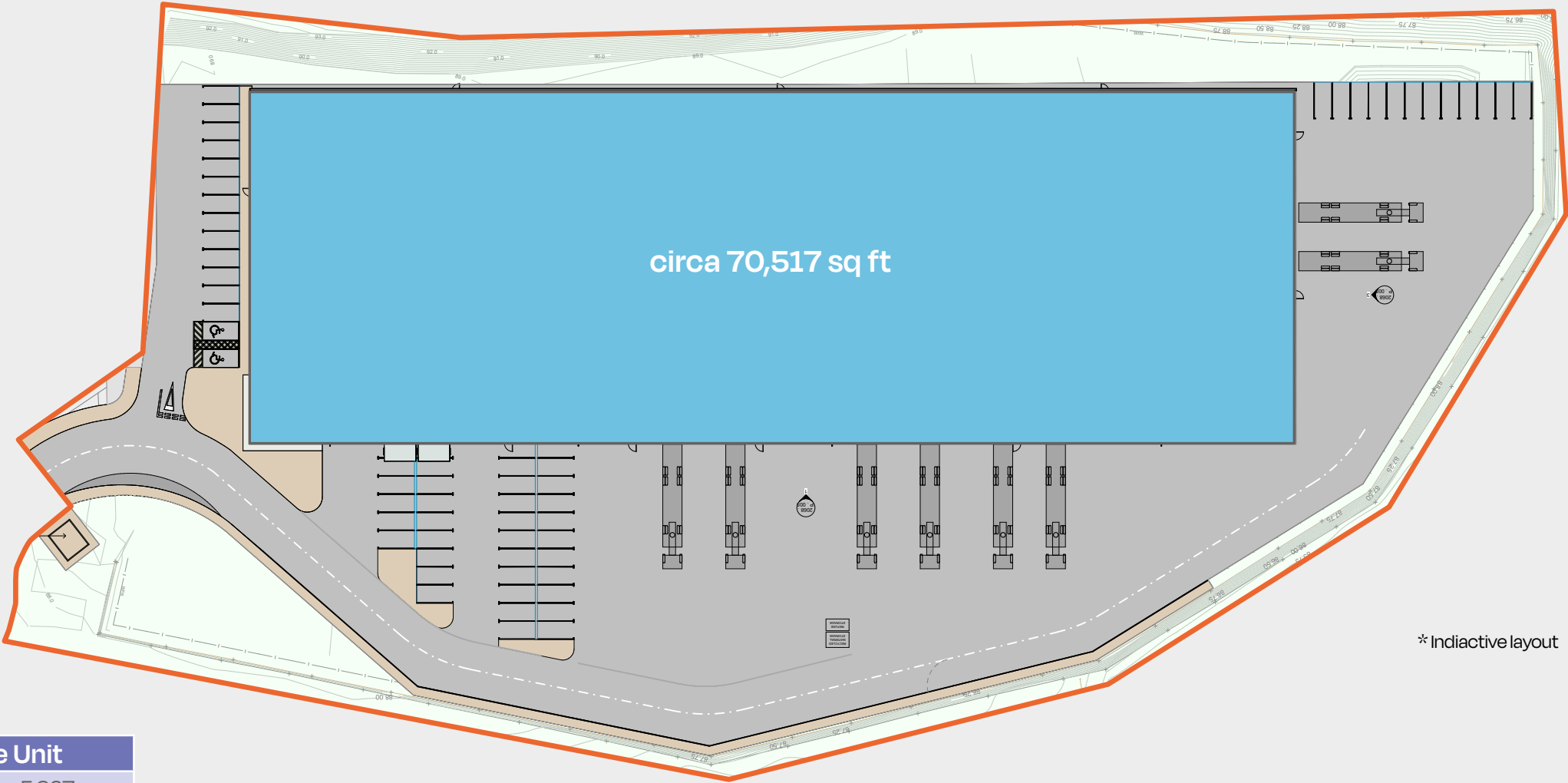
	Unit One		Unit Two	
Ground Floor Warehouse	38,574 sq ft	3,584 sq m	22,598 sq ft	2099 sq m
Ground Floor Office	3,310 sq ft	308 sq m	2,477 sq ft	230 sq m
First Floor Office/Mezzanine	3,310 sq ft	308 sq m	2,477 sq ft	230 sq m
Total	45,194 sq ft	4,200 sq m	27,552 sq ft	2,559 sq m

	Unit One		Unit Two		Unit Three	
Ground Floor Warehouse	18,382 sq ft	1,708 sqm	19,187 sq ft	1,783 sqm	22,598 sq ft	2,099 sqm
Ground Floor Office	2,486 sq ft	231 sq m	1,614 sq ft	150 sq m	2,487 sq ft	231 sq m
First Floor Office/Mezzanine	2,486 sq ft	231 sq m	1,614 sq ft	150 sq m	2,487 sq ft	231 sq m
Total	23,354 sq ft	2,170 sq m	22,415 sq ft	2,083 sq m	27,572 sq ft	2,561 sq m

All measurements are subject to final inspection upon practical completion of the build.

Single Unit Option

A single design
and build unit up to
70,517 sq ft
can be
accommodated
on the
4.1 acre site



* Indiactive layout

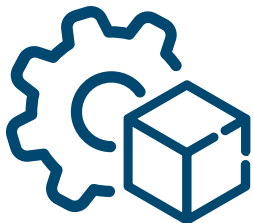
	Single Unit	
Ground Floor Warehouse	63,903 sq ft	5,937 sq m
Ground Floor Office	3,307 sq ft	307 sq m
First Floor Office/Mezzanine	3,307 sq ft	307 sq m
Total	70,517 sq ft	6,551 sq m

All measurements are subject to final inspection upon practical completion of the build.

Demographics



Over **3 million** people living within **45 minutes** drive time



21.4% of Stafford work in **Transport, Storage, Construction & Manufacturing** industry



53% **working age population** are educated to degree level, **13% higher** than the **UK average**



8.8% of population work in **public admin & defence** higher than national average of **5.0%**

Source Nomis

Track Record

Another development by 90 Degrees Developments Ltd.

An established commercial industrial developer based in the North West of England who have a track record of building brand new, high quality industrial/warehouse units.

- Recent case study includes Link Park, Cheshire Green industrial Estate (2025)
- A development of over 150,000 sq ft across four buildings.
- Built to excellent specification with an EPC rating of "A", min 10m eaves, EV charging, welfare and office facilities.



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Further Information

Tenure

Available on a Leasehold or freehold basis, on terms to be agreed.

Terms

Price and rent upon application

Legal Costs

Each party is to bear their own legal costs.

Anti Money Laundering

In Accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.



Contacts

Please contact the following for further information



Ben Lamont
Benlamont@spitfireproperty.co.uk
07968621010



Edward Kennerley
Midlands
07972 187779
e.kennerley@box4realestate.co.uk

Sam Royle
North West
07793808264
s.royle@box4realestate.co.uk