

PLOT 13 & 14

BEACON

BUSINESS PARK

STAFFORD | ST18 0DG

FOR SALE

- Serviced site ready for development
- Of interest to developers, investors and owner occupiers
- Outline consent for Industrial & Logistics
- 4.5 miles to J13 & J14 M6 Motorway

LAND FOR SALE

2-5.7 acres

DEVELOPMENT OPPORTUNITY



DESCRIPTION

A freehold development opportunity in the West Midlands.



2 - 5.7 acres



Superfast broadband



Outline planning consent in place for B1, B2 & B8



4.5 miles to J13 & J14 M6 Motorway



Existing business park includes 280,000 sq ft of existing development and accommodation

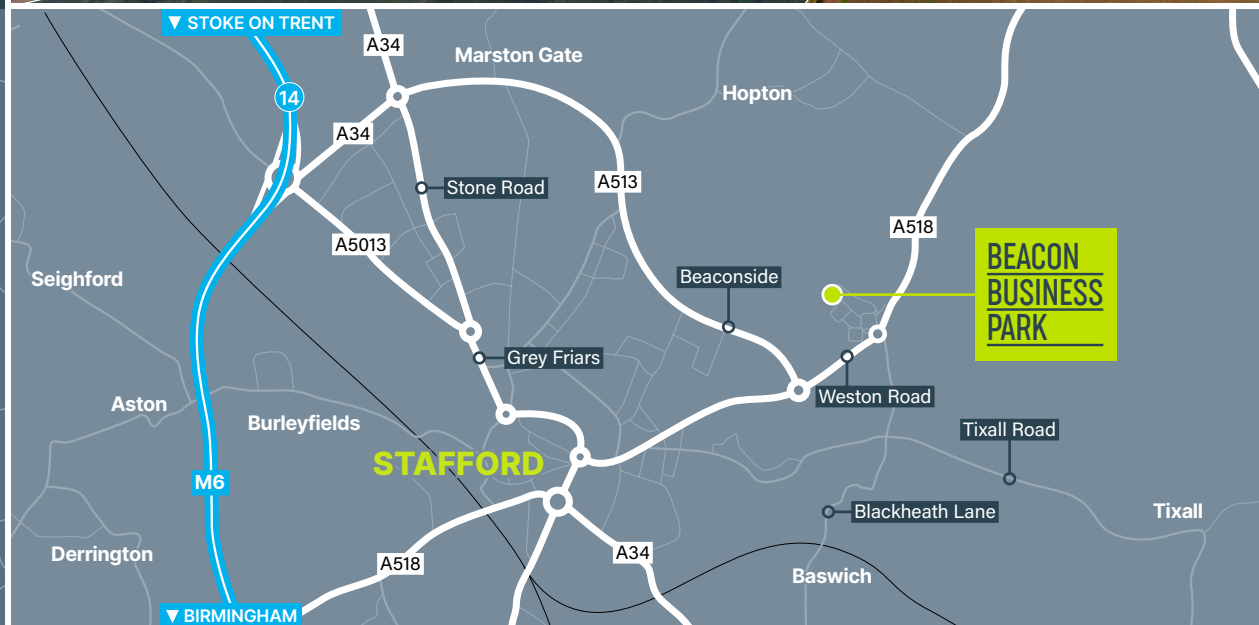
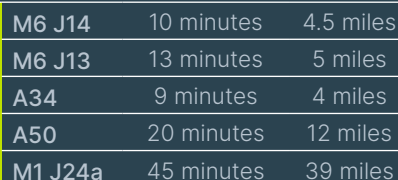


Superb onsite amenity including food retail and restaurants



2-5.7 acres
development opportunity
on an established site

Beacon Business Park is situated in the of Staffordshire, UK. Its prime location is just 4.5 miles from the M6 via Junction 13 or 14. Also via A50 link to M1 in less than an hour. The park is also within one hour's drive of four regional airports.





MIDLANDS LOGISTICS & INDUSTRIAL MARKET

The Midlands industrial and logistics market performed well in 2024, recording 15m sq ft take up in 68 transactions in 2024.

The North Staffordshire market is thriving with strong levels of occupier demand and high levels of take up in recent years. Rental levels have increased considerably.

Supply of freehold development land is at drastically low levels across the Midlands region, where potential development sites have been secured for large scale infrastructure projects, or now committed for specific occupier developments.

DEMOGRAPHICS



Over 3m
people within
45 min
drive time



Potential salary
savings of 18.5%
against the
national average



53% working
age population
are educated
to degree level,
13% higher than
national average

Source; Drive time maps, Nomis



Classeq, Beacon Business Park



Cillock Engineering, Beacon Business Park



Wacker Neusen, Beacon Business Park

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BEACON BUSINESS PARK

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Land Opportunity

TENURE

The property is held freehold and is available with Vacant Possession.

DATA ROOM

Access to the data room is available on request to shortlisted parties.

ANTI-MONEY LAUNDERING

Acceptance of any offer will be subject to a satisfactory anti money laundering check and proof of funding.



PLOT 17

NEW HITACHI HQ UNDER CONSTRUCTION
NOVEMBER 2025 PROGRESS

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