



INDURENT

PARK MEAFORD

STONE NORTH STAFFORDSHIRE ST15 0WQ
///OVER.BLUES.LIMES

MODERN FITTED WAREHOUSE INDUSTRIAL
PREMISES TO LET

UNIT M36: 36,000 SQ FT (3,345 SQ M)

Available Now



Located near
J14 and J15
of M6.



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



Local workforce
can be drawn on
from Stoke-on-Trent
and Stafford.

Warehousing that Works.

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.

Schedule of accommodation.

UNIT M36	
WAREHOUSE	32,000 SQ FT (3,010 SQ M)
GROUND FLOOR (OFFICE)	1,800 SQ FT (167.5 SQ M)
FIRST FLOOR (OFFICE)	1,800 SQ FT (167.5 SQ M)
TOTAL	36,000 SQ FT 3,345 SQ M

All floor areas are approximate gross internal areas.
TERMS: Available on occupational lease terms or for sale (long leasehold)

WAREHOUSE



2 level loading doors



8m clear haunch height



50 kN sq/m floor loading



10% roof lights



140 kVA power supply

EXTERNAL



35m
Yard depth



Secure site



45 parking spaces

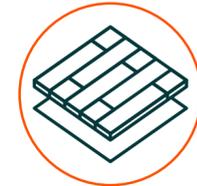


EV car charging

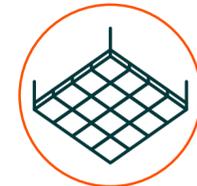


Covered cycle shelter

OFFICES



Raised access floors



Suspended ceilings



Open plan office accommodation



You're well-connected.



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



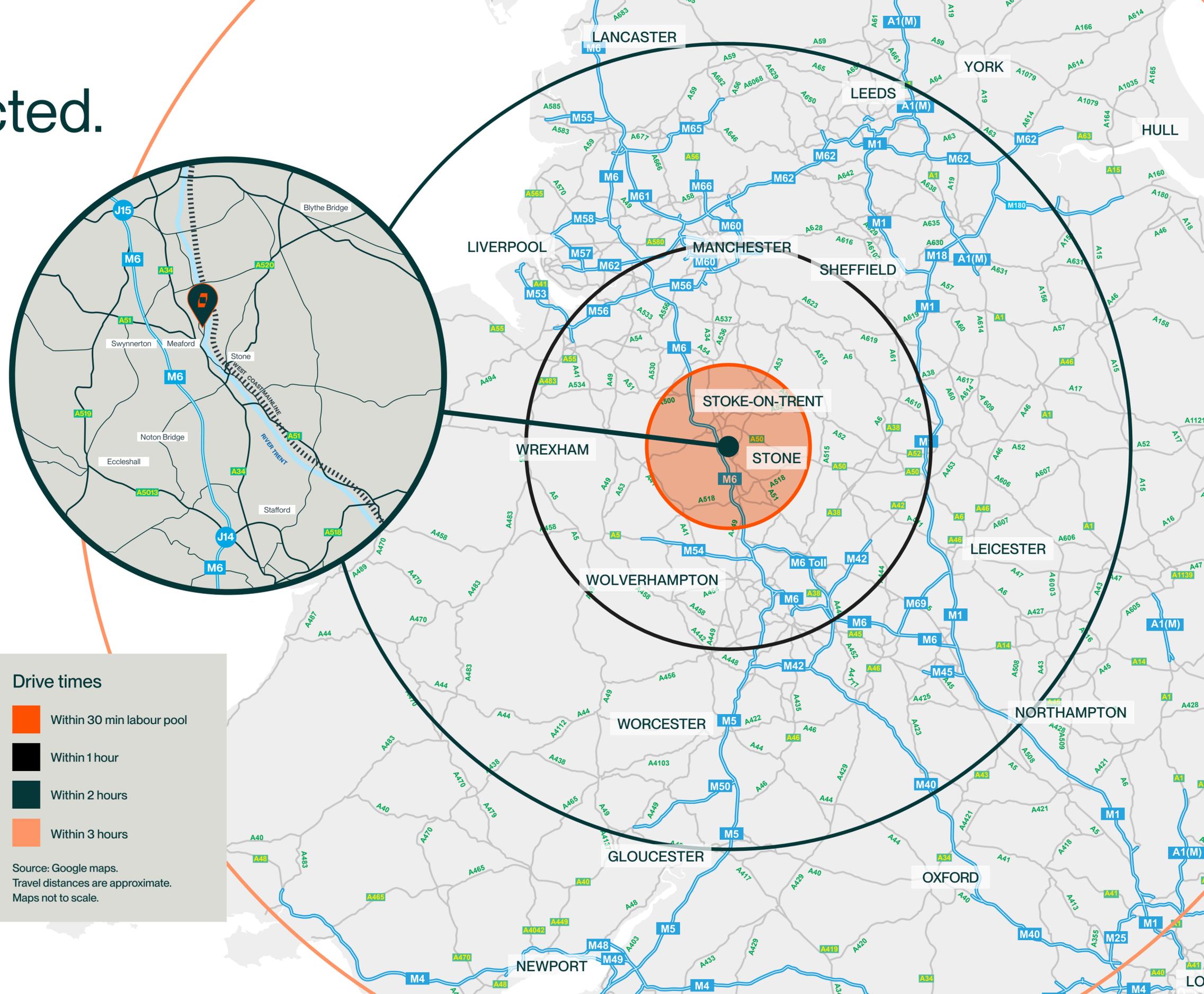
40 MILES

from Birmingham Freightliner Terminal and East Midlands Gateway Freight Interchange



1 HOUR

drive from Birmingham Freightliner Terminal



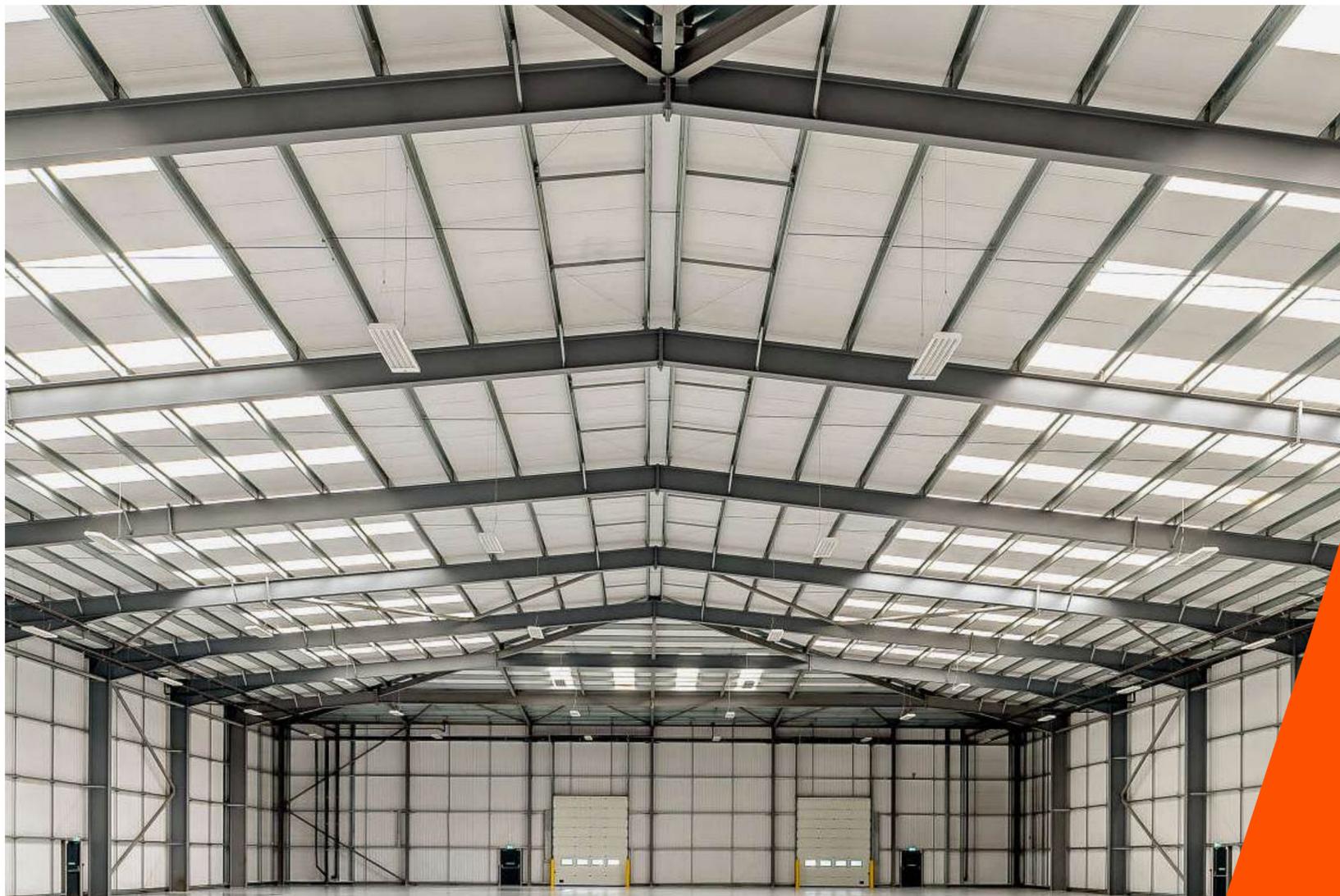
Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

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



Warehousing that Works.



Warehousing that Works.



GEORGE GOLDSMITH

Senior Asset Manager – Logistics

📞 07741 140 174

✉️ george.goldsmith@indurent.com



ADAM FOX

Asset Manager

📞 07767 153 604

✉️ adam.fox@indurent.com



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David Tew
M: 07779 860 176
E: david.tew@savills.com

Rob Rae
M: 07860 398 744
E: rob.rae@savills.com



Richard Mounsey
M: 07786 528 450
E: richard@mounseysurveyors.co.uk

Becky Thomas
M: 07795 592 898
E: becky@mounseysurveyors.co.uk