

# INDURENT

## PARK MEAFORD

NORTH STAFFORDSHIRE ST15 0WQ  
///SAYING.SHAKY.MELT

BUILD TO SUIT WAREHOUSE SPACE  
WITH CROSS DOCK & OUTLINE PLANNING

PHASE 2:

M633: 633,332 SQ FT (58,839 SQ M)

Available in 24 months following deal agreement.



Located near  
J14 and J15  
of M6.

BREEAM  
Excellent.  
Top 10% of UK  
warehouses for  
sustainability.

Power available  
immediately up  
to 9.2 MvA.

Warehousing that Works.

# High performance space for your business.

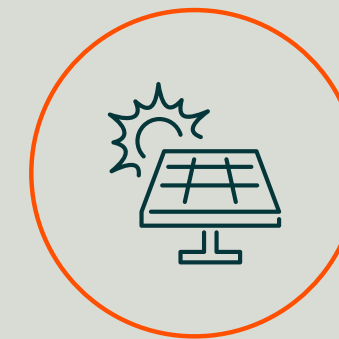
If you're looking for a high-performing, sustainable space that works as hard as you do, then look no further. Our build to suit opportunity at Indurent Park Meaford offers an environment that will deliver benefits for your business and your people.

## 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.



Power immediately available to site, available up to 9.2 MvA.



Energy savings generated by PV panels, of up to £520,000 per annum\*



Smart LED lighting helping you reduce energy consumption by up to 75%.



10% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.

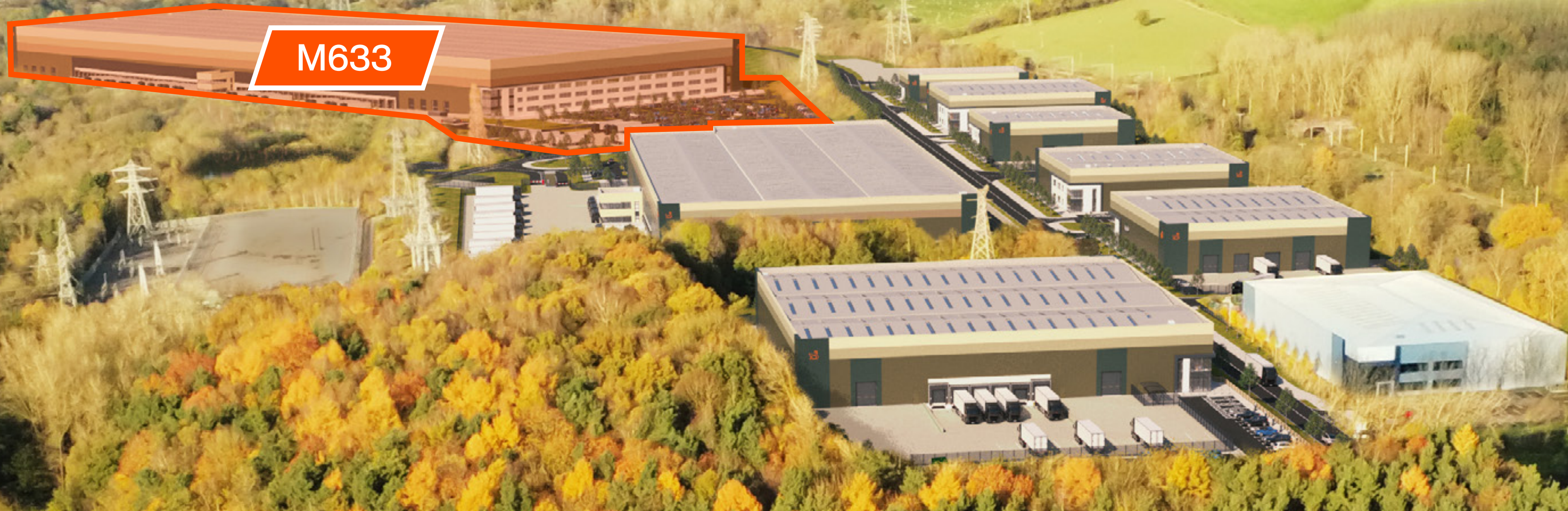


Targeted for BREEAM Excellent rating which will place these warehouses in the top 10% of the UK for sustainability.



Warehousing that Works.

\*data obtained using TM54 energy modelling software and assumed all energy generated is used onsite.



## Why choose Indurent Park Meaford?



90% of the population can be reached in 4 hours, making it an ideal location for national distribution.



Local workforce can be drawn on from the million people living within 30-minute peak drive time.



Strategically located for easy access to the M6, A34 and A500.



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





## LOCALISED WORKFORCE.

A working age population of approx. 116,378 in a 10km radius.



## STRONG AND DIVERSE LABOUR POOL.

Approx 30% of the local employed population are employed within industries that could be attracted to the site (including construction, manufacturing, transport, storage and communication).



## COMPETITIVE WAGES.

The gross median hourly wage in Staffordshire is £15.90 (England is £16.48).



## ENHANCED PARK ENVIRONMENT.

Designed with health and wellbeing in mind, the park's impressive plans will provide extensive green spaces and retained woodland for both staff and the local community to enjoy.



Source: Stantec. Figures are based on 10km catchment from the site.



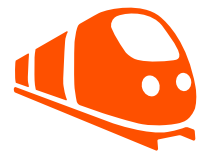
Warehousing that Works.

# You're well-connected.



**LESS THAN 1 MILE**

from the A34.



**LESS THAN 2 MILES**

to Stone (Staffs) Train Station.



**6 MILES**

from junction 14 and 15 of the M6.



**7 MILES**

from Stoke-on-Trent.

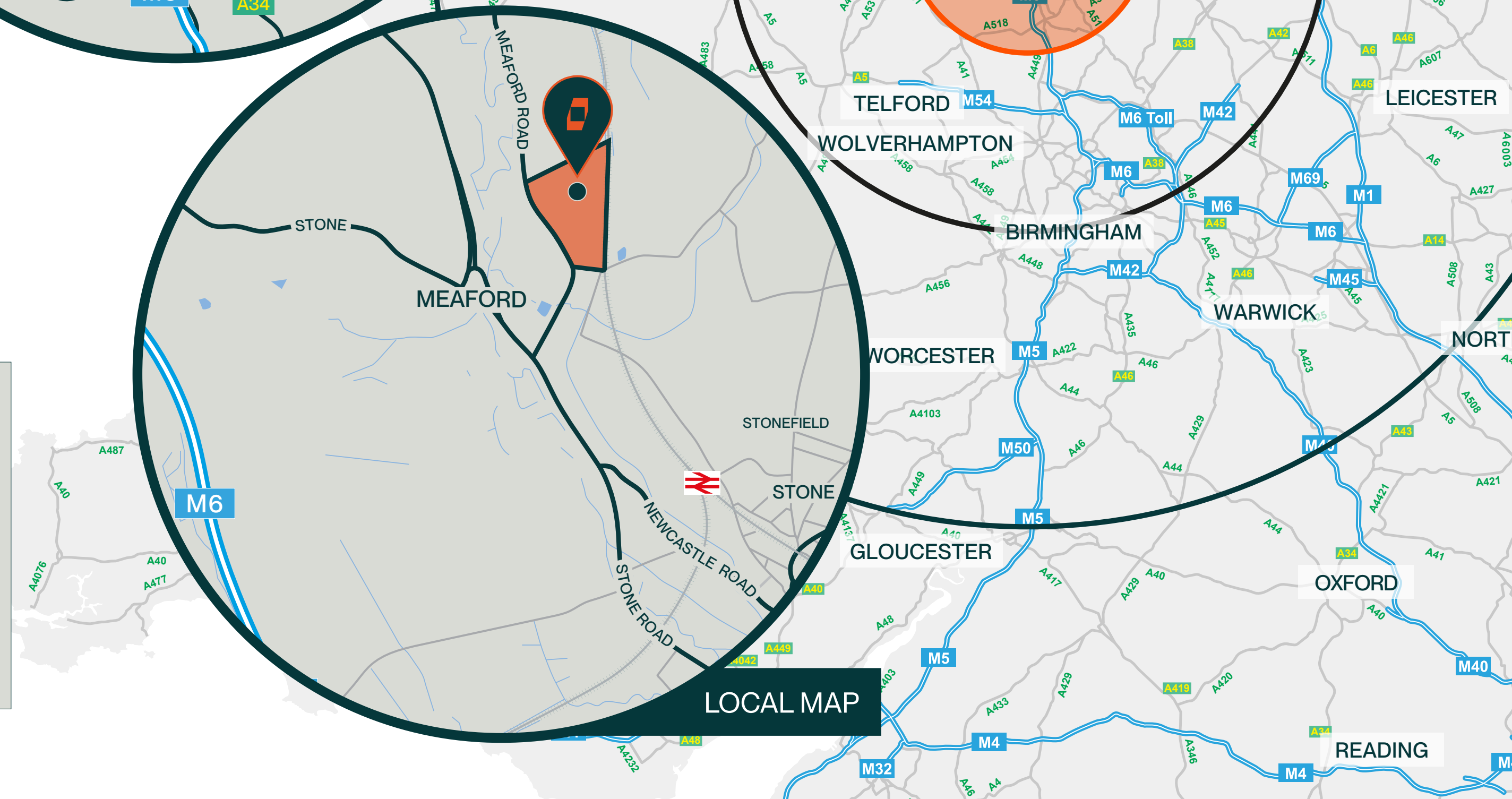


**40 MILES**

from Birmingham Freightliner Terminal and East Midlands Gateway Freight Interchange.



Warehousing that Works.



**Drive times**

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

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

# Schedule of accommodation.

	<b>M633</b>
WAREHOUSE	594,070 SQ FT (55,191 SQ M)
OFFICES INC. GF CORES	33,000 SQ FT (3,066 SQ M)
TRANSPORT OFFICE	6,000 SQ FT (557 SQ M)
GATEHOUSE	262 SQ FT (24 SQ M)
<b>TOTAL</b>	<b>633,332 SQ FT (58,839 SQ M)</b>
YARD DEPTH	55M
CLEAR INTERNAL HEIGHT	18M
LOADING DOCKS	55
EURO DOCKS	4
LEVEL ACCESS LOADING DOORS	8
HGV PARKING	181
CAR PARKING	635
EV CHARGING POINTS	140
POWER PROVISION	UP TO 9.2 MVA
PLOT AREA	33.48 ACRES / 13.55 HECTARES



Targeted for BREEAM rating Excellent



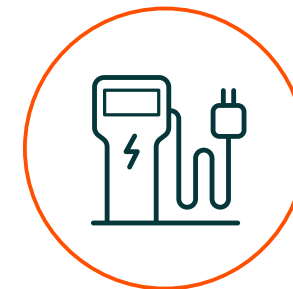
On-site fitness trail



Up to 9.2 MVA power provision



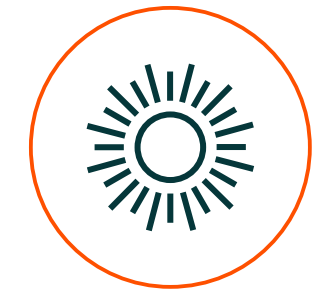
50 kN/SQ M floor loading



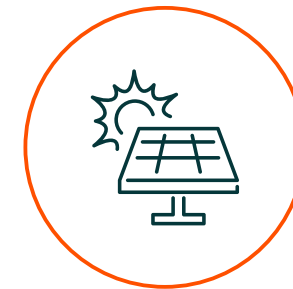
EV car charging



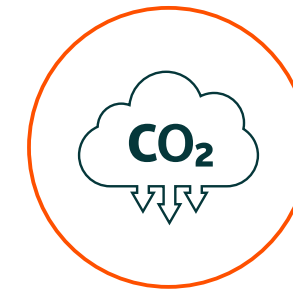
Outline planning approved



10% roof lights



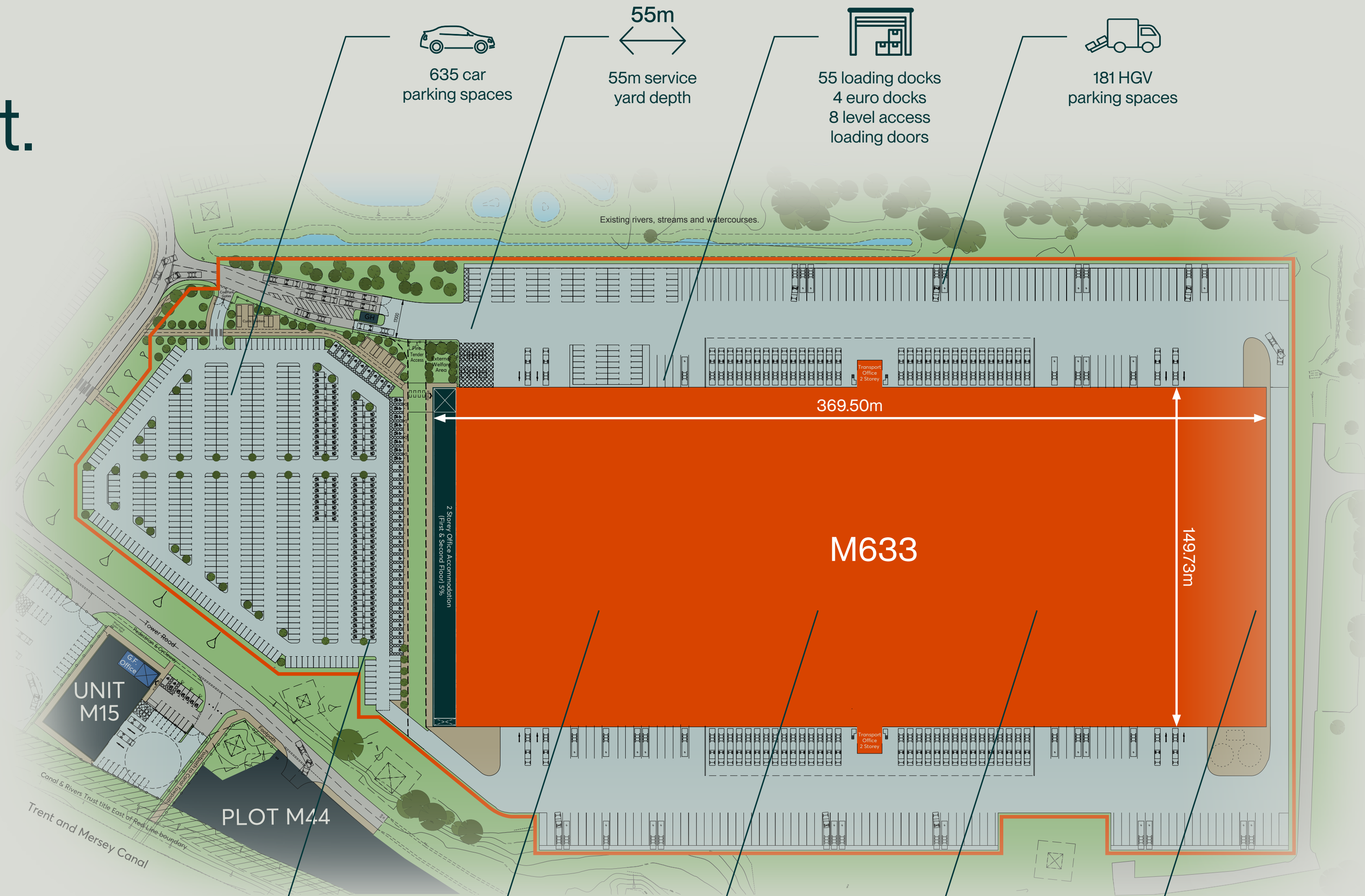
PV provided to meet EPC A



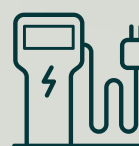
Operationally net zero carbon to offices

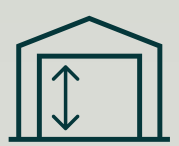
All floor areas are approximate gross internal areas. \*Subject to final plan.


# M633 build to suit layout.



Siteplan is indicative.

  
140 EV charging points

  
18M clear internal height

  
Up to 9.2 MvA power provision

  
Outline planning approved

  
Unit can be delivered Q2 2028

# Masterplan.



Masterplan is indicative.



Warehousing that Works.



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



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Warehousing that Works.

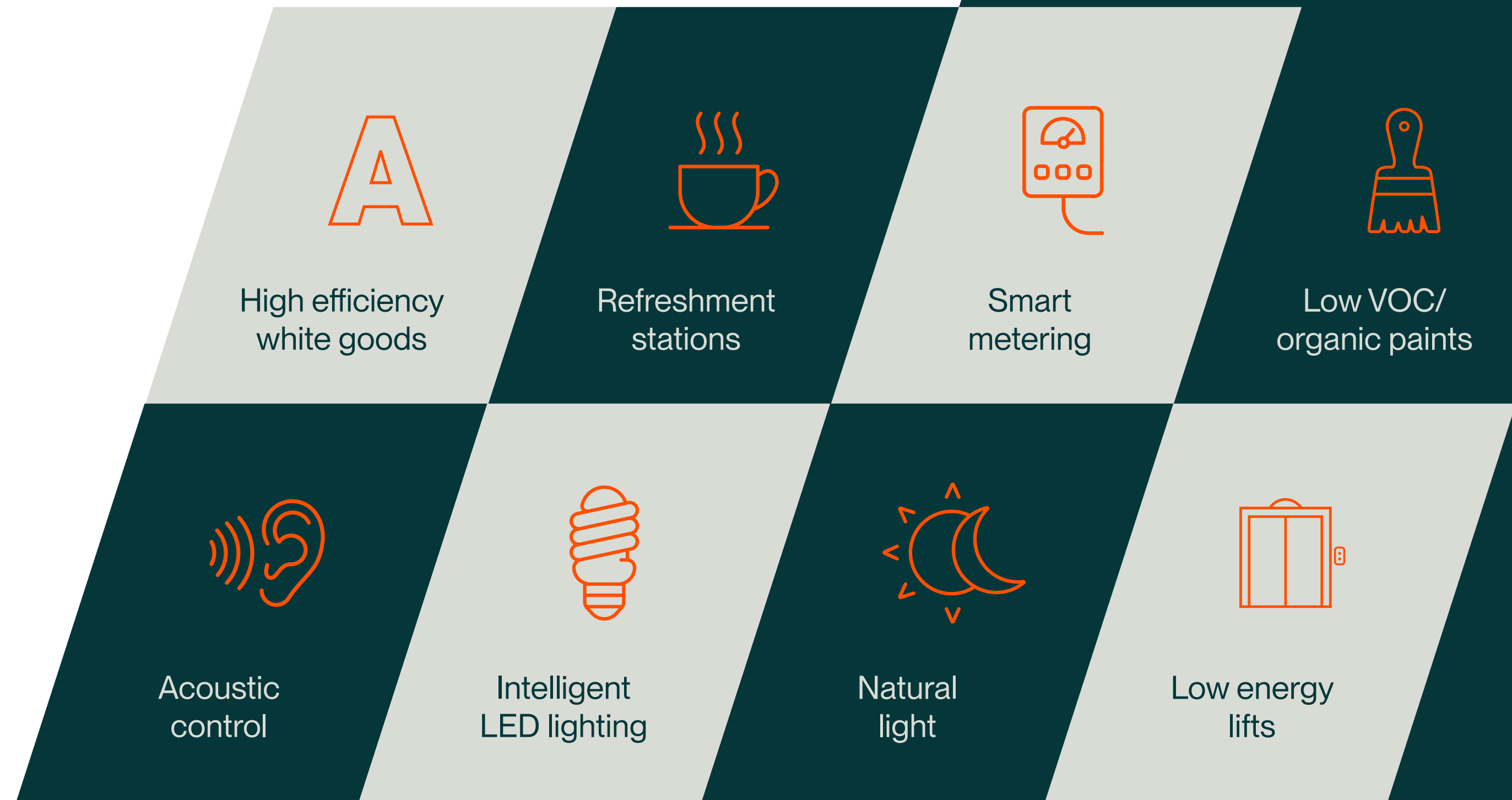
# The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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