

BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

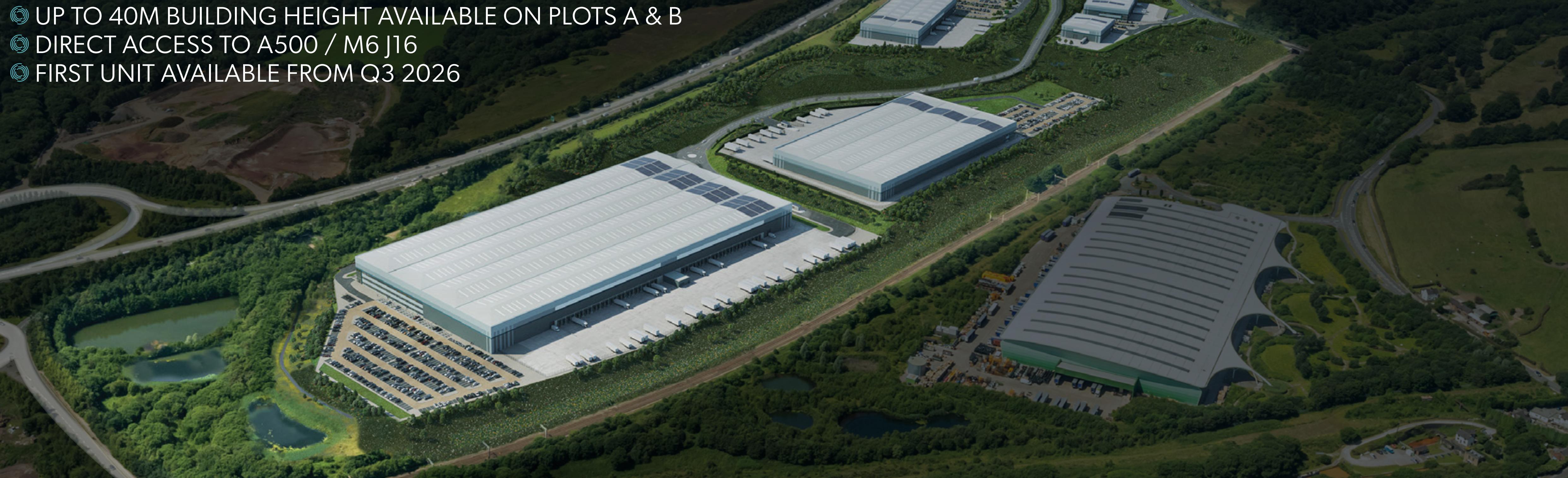
**25,000 TO 518,000 SQ FT**

**FOR SALE / TO LET**

- UP TO 40M BUILDING HEIGHT AVAILABLE ON PLOTS A & B
- DIRECT ACCESS TO A500 / M6 J16
- FIRST UNIT AVAILABLE FROM Q3 2026



**CHATTERLEY  
PARK**



**A500 / M6 J16**

Peacock Hay Road, Stoke-on-Trent, Staffordshire ST7 1UN

**///SCULPTURE.DIVISIONS.ENHANCEMENT**

**Harworth**



# CHATTERLEY PARK

**The 106-acre Chatterley Park site is adjacent to the A500, in close proximity to Junction 16 of the M6.**

Chatterley Park will drive economic growth in Stoke-on-Trent and Staffordshire. Reinforcing the areas reputation as a logistics hub and a centre of manufacturing excellence.

Once completed, the 1.2 million sq ft development is expected to support 1,700 jobs, providing a significant boost to economic activity, skills and job density in the local area.

- Design and build opportunities from 25,000 to 518,000 sq ft
- Up to 40m building height available on plots A & B
- 15 MVA power secured site wide. Further capacity available
- Direct access to J16 M6 via A500
- Well located to service the major markets of the Midlands, North West, and Wales
- Strong labour availability with extremely competitive costs
- Buildings will be developed to a high environmental specification
- Targeted BREEAM Excellent and EPC Rating A, maximising opportunities for the buildings to be Net Zero Carbon in Operation





# People to power your business

**Highly competitive labour costs and a skilled workforce in aligned trades**



£565.70 gross weekly pay in Newcastle-Under-Lyme  
(Ave. £640.00 UK)



26,000 employed in distribution in the local area  
(7.5% vs 5.1% UK)



6.7m people economically active in the West Midlands and North West



38,500 employed in manufacturing  
(10.1% vs 8% UK)

NOMIS July 2023

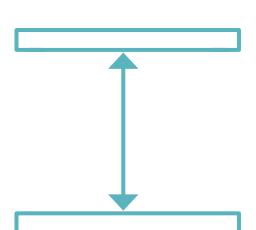
A highly attractive region for business, see the ["We are Staffordshire"](#) website for further details:



CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN



# Master Plan



# Plot A 518,280 SQ FT

Capable of accommodating in excess of half a million square feet and with no restrictions on height, **Plot A** at Chatterley Park is one of the largest opportunities by volume on the UK market.

| Indicative Accommodation | sq ft          | sq m          |
|--------------------------|----------------|---------------|
| Warehouse                | 490,188        | 45,540        |
| First floor offices      | 12,270         | 1,140         |
| Second floor office      | 12,270         | 1,140         |
| Hub offices              | 3,552          | 330           |
| <b>Total GIA</b>         | <b>518,280</b> | <b>48,150</b> |

[VIEW CROSS DOCK OPTION HERE:](#)



CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN



Consent for up to 40m eaves height



46 Dock level loading doors



4 level access doors



60m single yard cross-dock options



497 Car parking spaces



84 Trailer parking spaces



4.1 MVA Power. Further capacity available

# Plot B 259,431 SQ FT

**Plot B** can accommodate a large scale single unit up to 259,431 sq ft. With no restrictions on height and with generous power, the plot is ideal for a multilevel or automated warehouse.

| Indicative Accommodation | sq ft          | sq m          |
|--------------------------|----------------|---------------|
| Warehouse                | 245,993        | 22,848        |
| First floor offices      | 12,800         | 1,190         |
| Hub offices              | 688            | 64            |
| <b>Total GIA</b>         | <b>259,431</b> | <b>24,102</b> |



# Plot C1 44,239 SQ FT

# Plot C2 25,859 SQ FT

Chatterley Park is the ideal location for businesses looking to relocate. **Plot C** offers two opportunities ideal for logistics or industrial occupiers.

Built to a grade-A specification, the units will benefit from separate secure goods yards and car parking, plus first floor fitted offices.



Dedicated access to both plots



Level access doors to both plots



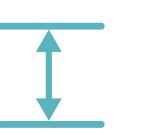
20% EV charging points to both plots



0.5 MVA to both plots

## INDICATIVE SPECIFICATION

### Plot C1



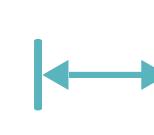
12M clear height



4 dock level loading doors



51 car parking spaces

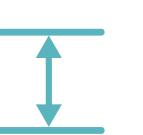


35m secure service yard



Split unit option

### Plot C2



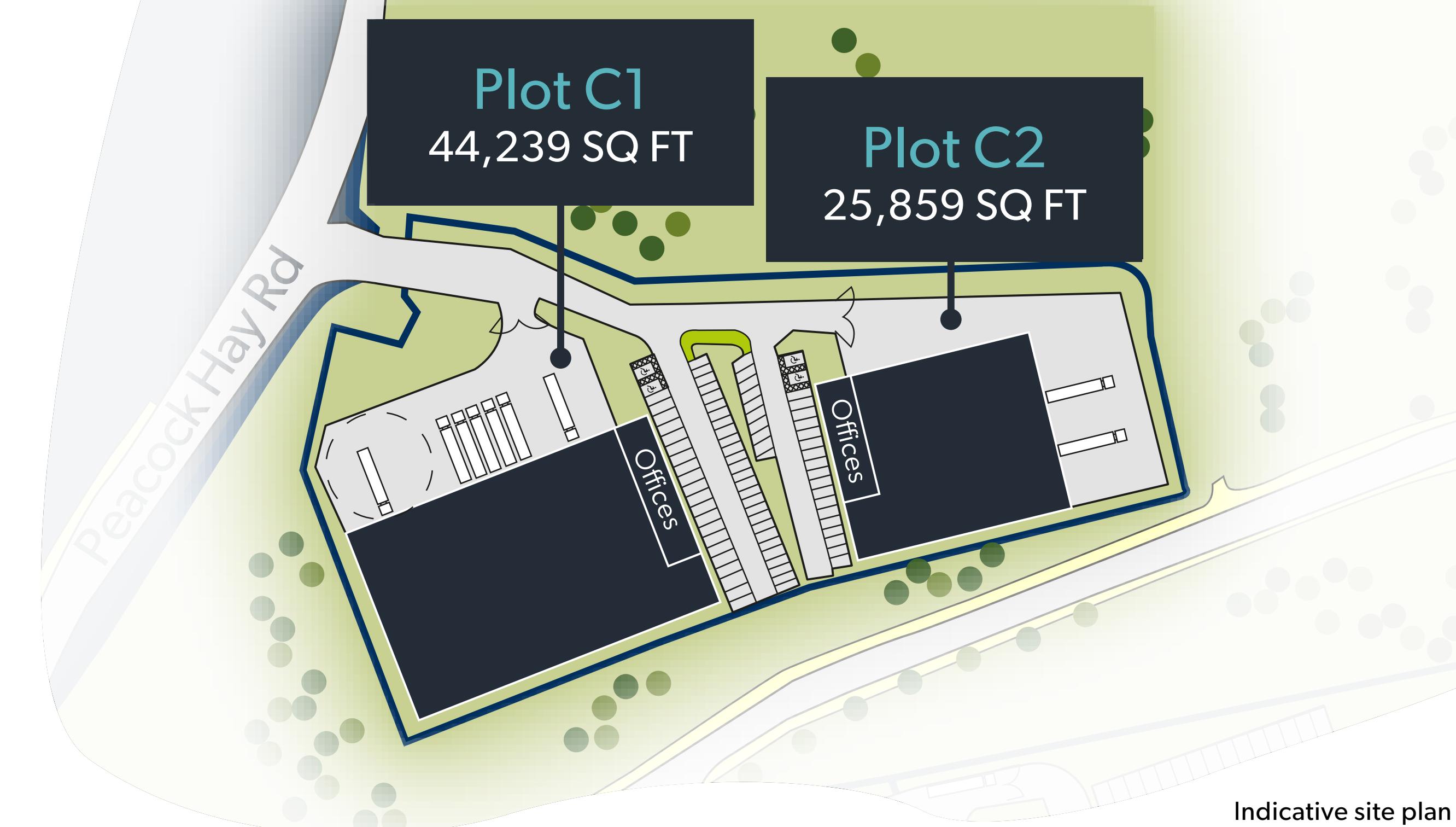
10M clear height



31 car parking spaces



26m secure service yard



Indicative site plan

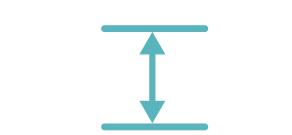
| Plot C1                  |               | Plot C2      |               |              |
|--------------------------|---------------|--------------|---------------|--------------|
| Indicative accommodation | sq ft         | sq m         | sq ft         | sq m         |
| Warehouse                | 41,333        | 3,840        | 23,508        | 2,184        |
| First floor offices      | 2,906         | 270          | 2,351         | 218          |
| <b>Total GIA</b>         | <b>44,239</b> | <b>4,110</b> | <b>25,859</b> | <b>2,402</b> |

# Plot D2 57,980 SQ FT

# Plot D3 108,613 SQ FT

**Plot D** features two opportunities ideal for industrial and logistics occupiers looking for grade-A space.

The units will benefit from separate secure goods yards and parking, dock and level access doors, plus generous first floor fitted offices.



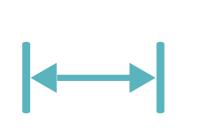
12.5m clear height to both plots



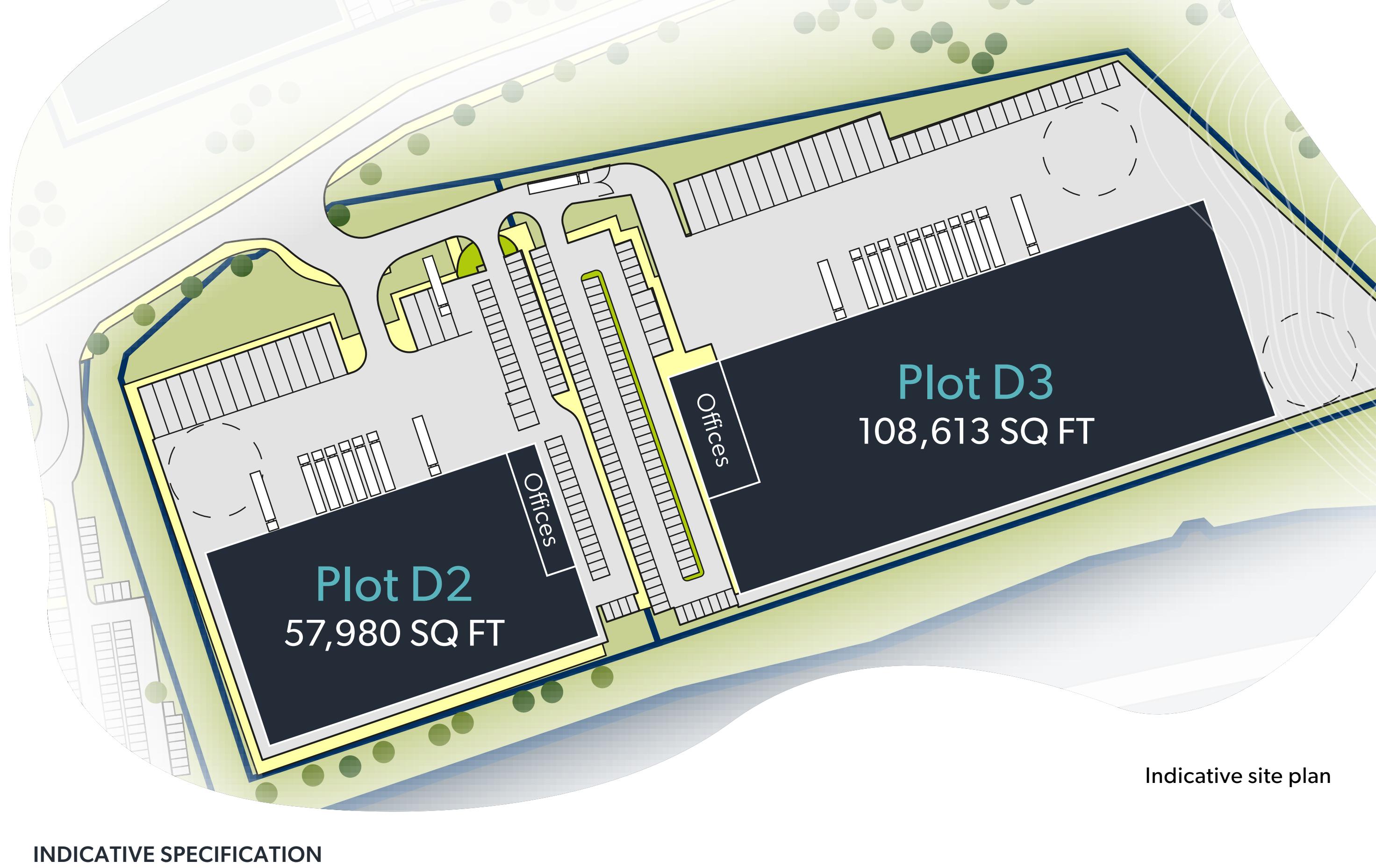
2 Level access doors to both plots



20% EV charging points to both plots



50m secure service yard to both plots



Plot D2

Plot D3

| Indicative accommodation | sq ft         | sq m         | sq ft          | sq m          |
|--------------------------|---------------|--------------|----------------|---------------|
| Warehouse                | 55,218        | 5,130        | 103,441        | 9,610         |
| First floor offices      | 2,762         | 257          | 5,172          | 481           |
| <b>Total GIA</b>         | <b>57,980</b> | <b>5,387</b> | <b>108,613</b> | <b>10,091</b> |

Plot D2



6 dock level loading doors



54 car parking spaces



18 trailer parking spaces



0.8 MVA available power

Plot D3



10 dock level loading doors



100 car parking spaces



15 trailer parking spaces



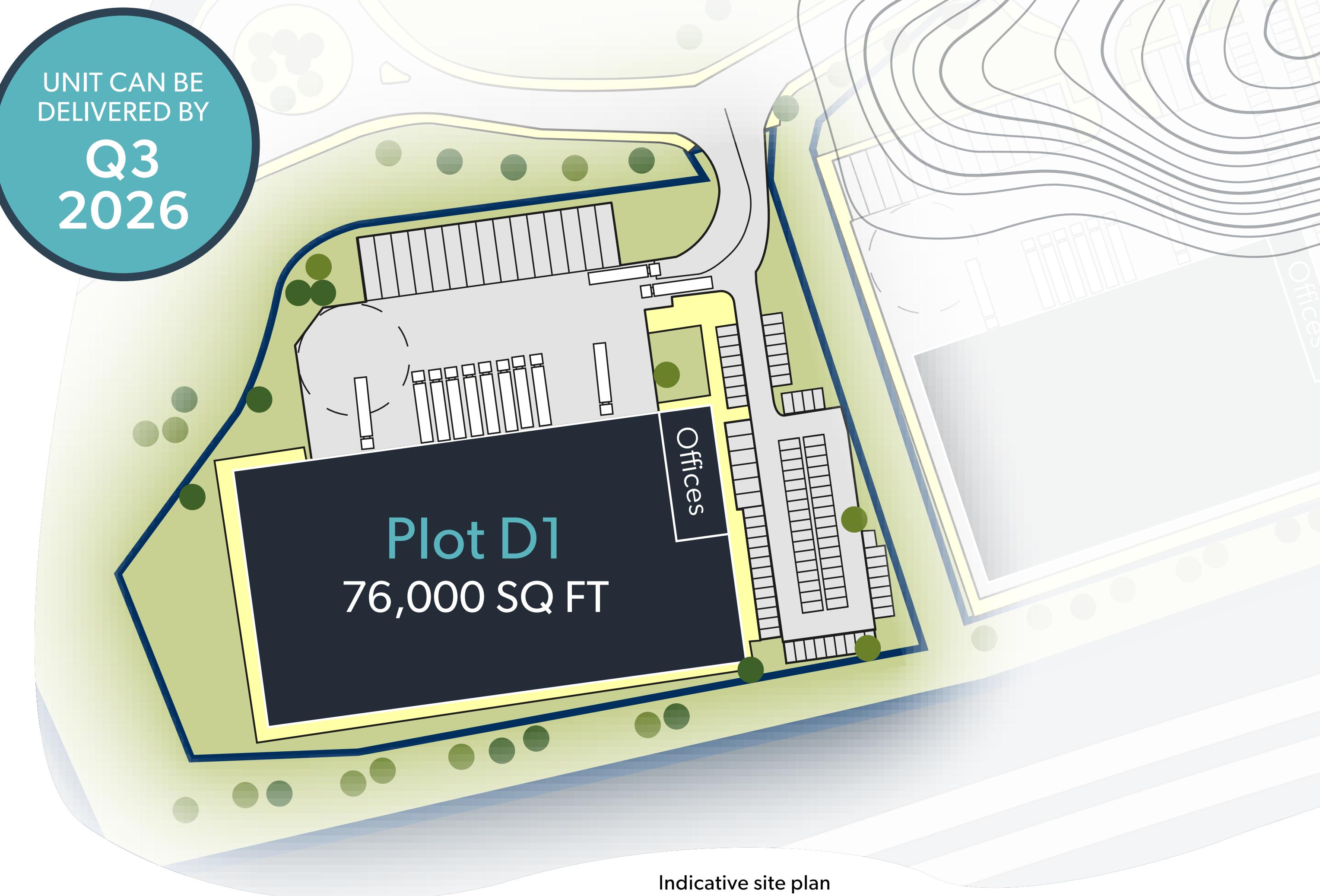
1.1 MVA available power

# Plot D1 76,000 SQ FT

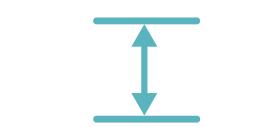
**Plot D1** is ideal for industrial and logistics occupiers looking for strategically located high quality space.

Built to a grade-A specification, the unit will benefit from a separate secure goods yard and parking, dock and level access doors, plus generous first floor fitted offices.

| Indicative accommodation | sq ft         | sq m         |
|--------------------------|---------------|--------------|
| Warehouse                | 72,000        | 6,708        |
| First floor offices      | 3,800         | 353          |
| <b>Total GIA</b>         | <b>76,000</b> | <b>7,061</b> |



Indicative site plan



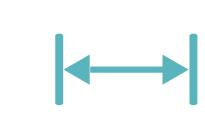
12.5m  
clear height



8 dock level  
loading doors



2 level  
access doors



50m secure  
service yard



88 Car  
parking spaces



15 Trailer  
parking spaces



1 MVA  
available  
power

# Take a closer look

## Warehouse

- Up to 40m building height available on plots A & B
- Dock level loading doors
- Level access doors
- FM2 category floor
- Up to 50 kN/m<sup>2</sup> floor loading

## External

- 24/7 access
- Up to 60m deep service yards
- Secure site
- Car parking spaces
- 20% EV charging points
- Ducts to 100% of parking spaces
- Enhanced landscaping and walking routes

## Offices

- Ground floor reception with lift
- Fitted out offices
- Mechanically ventilated system
- Suspended ceilings
- Enhanced kitchen and WC areas



# Sustainability

Every Harworth build performs beyond statutory efficiency and consumption requirements.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.



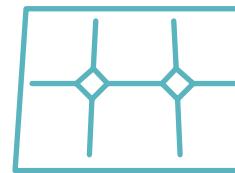
Target BREEAM  
'Excellent'



Air source  
heat pumps



Target Net Zero



PV panels



Target EPC A



LED lighting



Ready for net zero carbon in operation, contributing to your net zero journey

Enhanced building fabric to exceed Building Regulations for energy efficiency

Roof mounted photovoltaic array providing up to 100% power to the office space

Building structure ready to accommodate photovoltaic array up to 60% of roof area

15% roof lights, reducing daytime lighting energy costs

LED lighting as standard to minimise energy usage and reduce emissions

High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices

Water conserving sanitaryware

Water leak detection to save water costs via pipe bursts

Sustainable drainage to manage water quality and protect local watercourses

EV chargers to 20% of spaces with capacity for additional chargers to be installed

Ducts to 100% of parking spaces

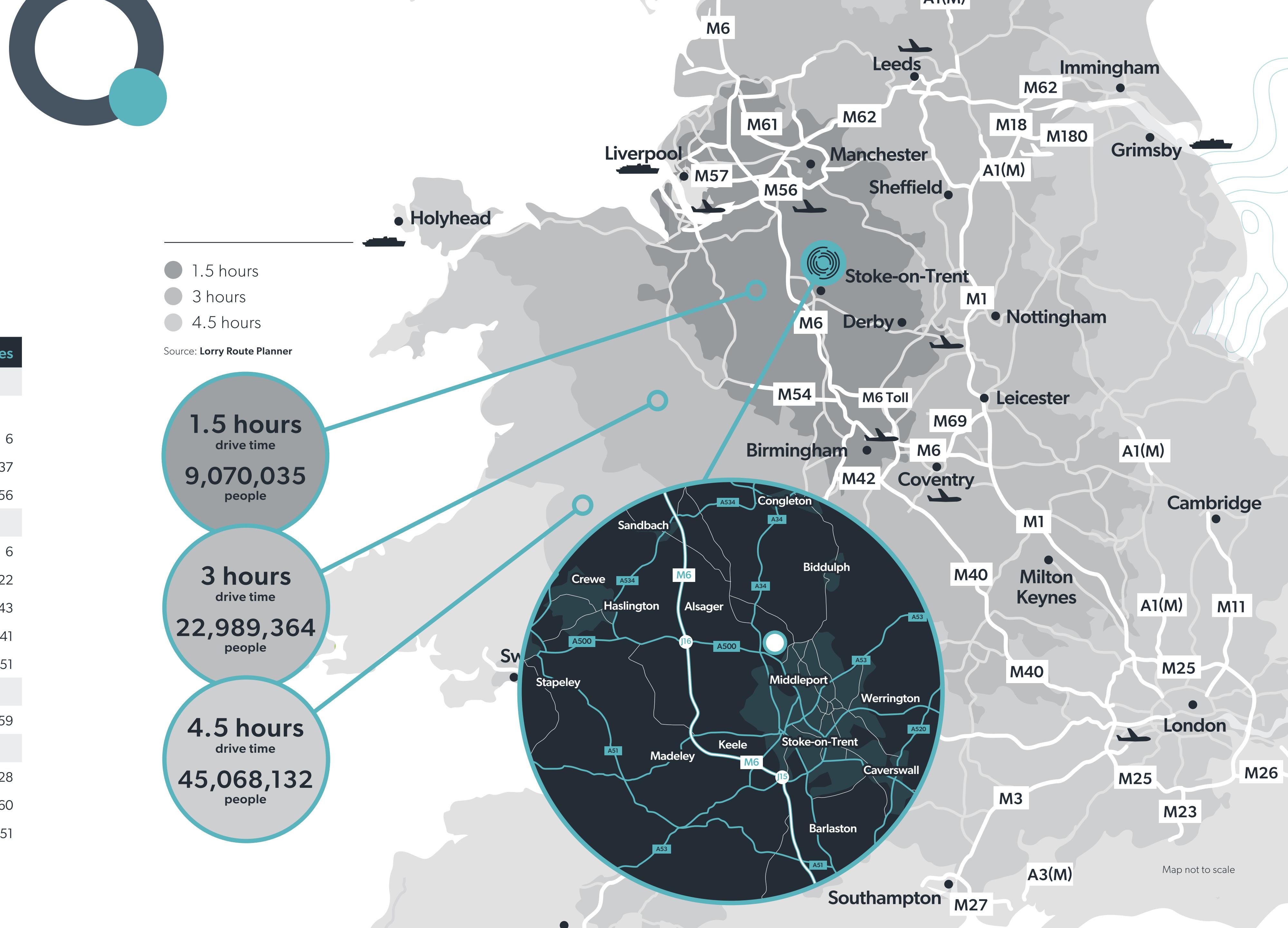
Use of locally sourced recycled and natural products where possible

Construction waste minimised by recycling, reducing road miles and land fill

# Location

## Primed for regional and national reach

|                         | Minutes | Miles         |
|-------------------------|---------|---------------|
| <b>Major Routes</b>     |         |               |
| A500                    |         | Direct Access |
| M6 J16                  | 8       | 6             |
| M6 J21A / M62           | 55      | 37            |
| M1 J24A                 | 83      | 56            |
| <b>Towns and cities</b> |         |               |
| Stoke-on-Trent          | 10      | 6             |
| Stafford                | 33      | 22            |
| Derby                   | 55      | 43            |
| Manchester              | 60      | 41            |
| Birmingham              | 60      | 51            |
| <b>Sea Ports</b>        |         |               |
| Liverpool               | 88      | 59            |
| <b>Airports</b>         |         |               |
| Manchester              | 42      | 28            |
| Birmingham              | 65      | 60            |
| East Midlands           | 76      | 51            |



# About Harworth

**Harworth Group plc is a leading regeneration and strategic land owner and developer focused on the Industrial & Logistics (I&L) and Residential sectors. We own, develop, and manage a portfolio of over 15,000 acres of Strategic Land over 100 sites located throughout the North of England and Midlands.**

We specialise in delivering long-term value for all stakeholders by regenerating large, complex sites, into new I&L developments and serviced remediated land for sale into the I&L and Residential land markets. Our long-term through-the-cycle business model is to create sustainable places, support new homes, jobs and communities where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic

**c15,000**

ACRES OF LAND

**c100**

SITES OWNED AND MANAGED

**£4.3BN**

POTENTIAL GVA UPLIFT

**34.6M**

SQ FT OF POTENTIAL I&L SPACE

significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

**JOIN THE HARWORTH JOURNEY**  
Visit:



**A500 / M6 J16**

Peacock Hay Road, Stoke-on-Trent,  
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///SCULPTURE.DIVISIONS.ENHANCEMENT



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“

Harworth is committed to sustainable regeneration and we are delighted to invest into Chatterley Park. The strategic location can serve the North West, East and West Midlands and will drive significant economic growth. It provides the perfect platform to drive successful business growth.

**harworthgroup.com**

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