

TO LET / FOR SALE

STAFFORD80

BEACON BUSINESS PARK
STAFFORD **ST18 0DG**

Available **Q2 2027**

Speculatively Built **Industrial/Warehouse Units**

from **29,364 SQ FT** to **80,000 SQ FT**


J13
M6
to Junction 14
A449
STAFFORD
A518
Beaconside
Business Village
Enterprise
Park
Staffordshire
Technology Park
A513 to M6 (J14)
Ministry
of Defence
Beaconside - A513
STAFFORD80
HITACHI
Weston Road - A518
Transerv
BEACON
BUSINESS PARK
Weston Road
Academy
KFC
CLASSEQ
ALPHA
DX
SUBWAY
WACKER
NEUSON
Beacon Way
COSTA
co
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:

WACKER NEUSON, ALPHA MANUFACTURING Part of The HEX Group, CLASSEQ, Transerv Europe Limited, COTTONRIDGE Defining Standards, HITACHI

(currently on site building their new 72,000 sq ft facility).

There is also a substantial roadside offering including:

COSTA, KFC, SUBWAY, MARSTON'S



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High specification industrial/ warehouse units from **29,364 SQ FT** to **80,000 SQ FT**



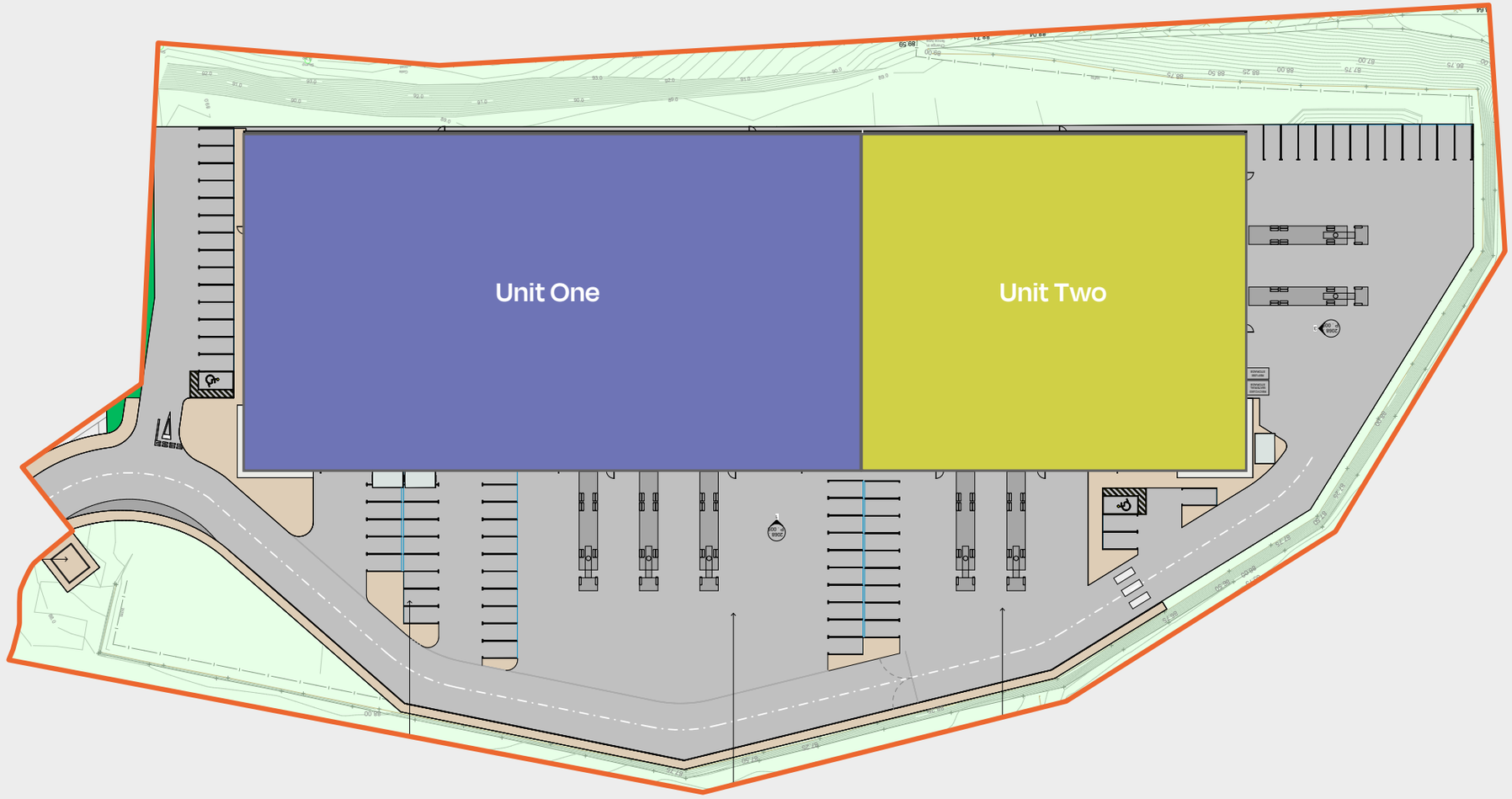
Description

- 8.5m Eaves Height
- 25m Turning Circle
- EV Charging
- Target 'A' EPC
- Solar Panels
- Self-contained/ Secure Yards
- 8 Level Access Loading Doors
- 450 KVA Power
- Flexible Office Fit Out
- Steel Portal Frame Construction

Accommodation

Flexible Options can be accomodated subject to requirements

Two Unit Option



	Unit One	
Warehouse	42,533 sq ft	3,951 sq m
Office 1	1,907 sq ft	177 sq m
Mezzanine	1,907 sq ft	177 sq m
Office 2	1,779 sq ft	165 sq m
Mezzanine	1,779 sq ft	165 sq m
Total	**49,906 sq ft**	**4,636 sq m**

	Unit Two	
Warehouse	25,549 sq ft	2,374 sq m
Office	1,907 sq ft	177 sq m
Mezzanine	1,907 sq ft	177 sq m
Total	**29,364 sq ft**	**2728 sq m**

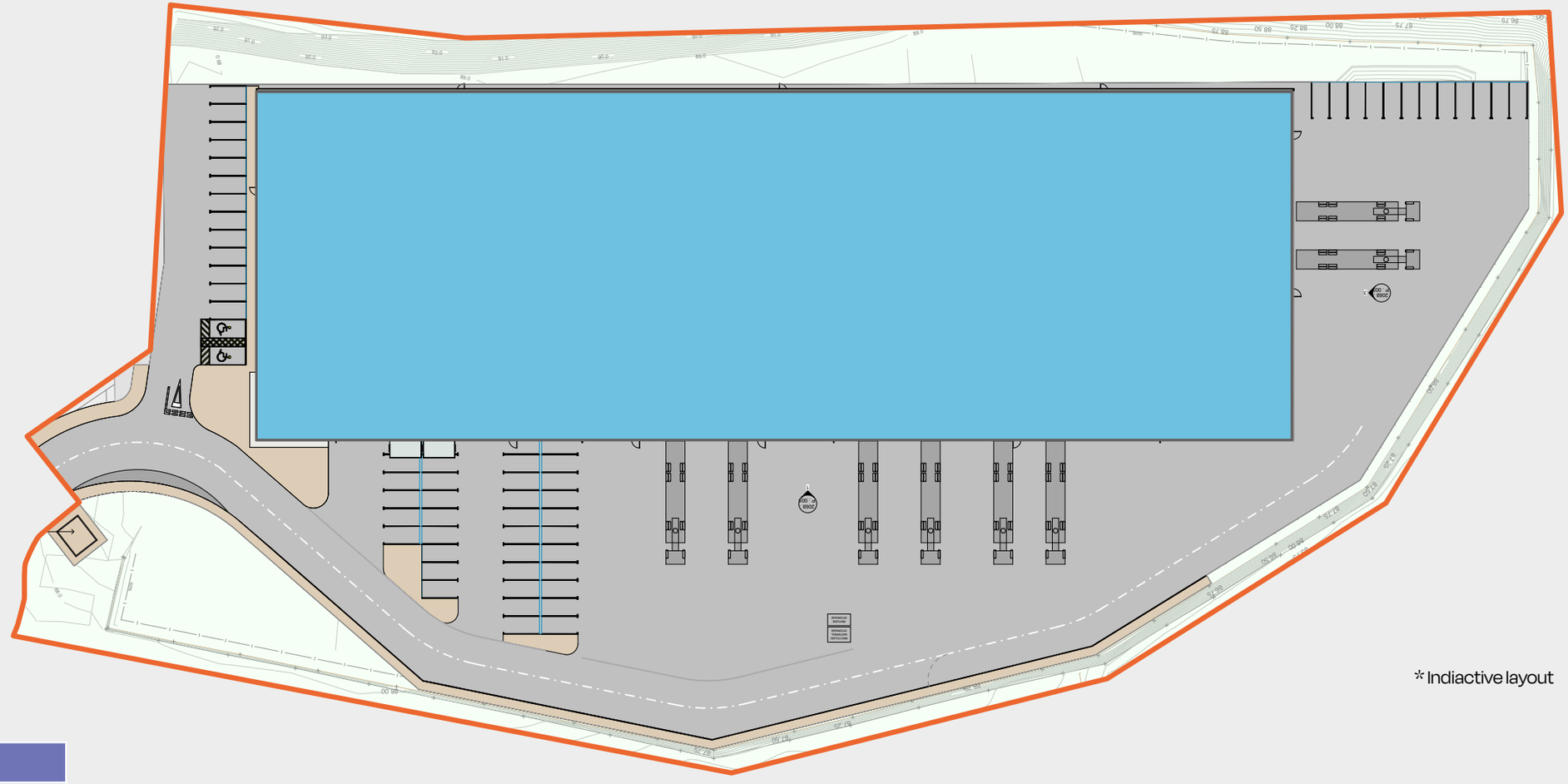
Total	**79,271 sq ft**	**7,364 sq m**

Site Area of 4.1 acres

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

Single Unit Option

A single design and build unit up to 80,000 sq ft can be accommodated on the 4.1 acre site



*Indiactive layout

	Single Unit	
Warehouse	68,082 sq ft	6,325 sq m
Offices	5,594 sq ft	520 sq m
Mezzanine	5,594 sq ft	520 sq m
Total	**79,271 sq ft**	**7,364 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

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