

BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

UNIT D1 - 76,000 SQ FT

FOR SALE / TO LET

- ⦿ DIRECT ACCESS TO A500 / M6 J16
- ⦿ BUILDING FOR A SUSTAINABLE FUTURE
- ⦿ AVAILABLE Q4 2025



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
- 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



SOUTH TO BIRMINGHAM

M6

J16

NORTH TO MANCHESTER

A500

A34



NEWCASTLE-UNDER-LYME

A500

STOKE-ON-TRENT & EAST MIDLANDS

A527

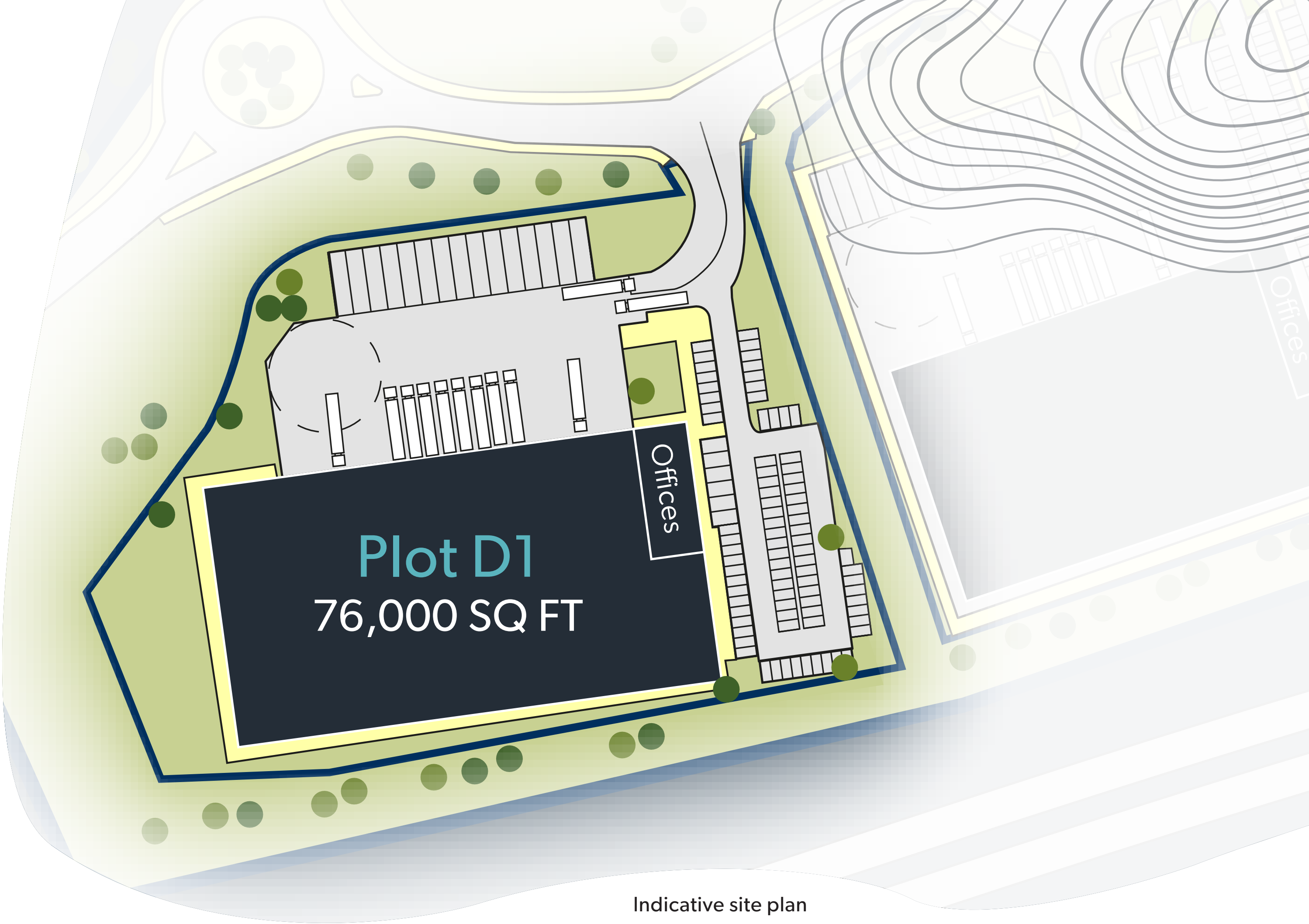
CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN

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
Total GIA	76,000	7,061

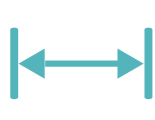


Indicative site plan

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12.5m clear height
- 

8 dock level loading doors
- 

2 level access doors
- 

50m secure service yard
- 

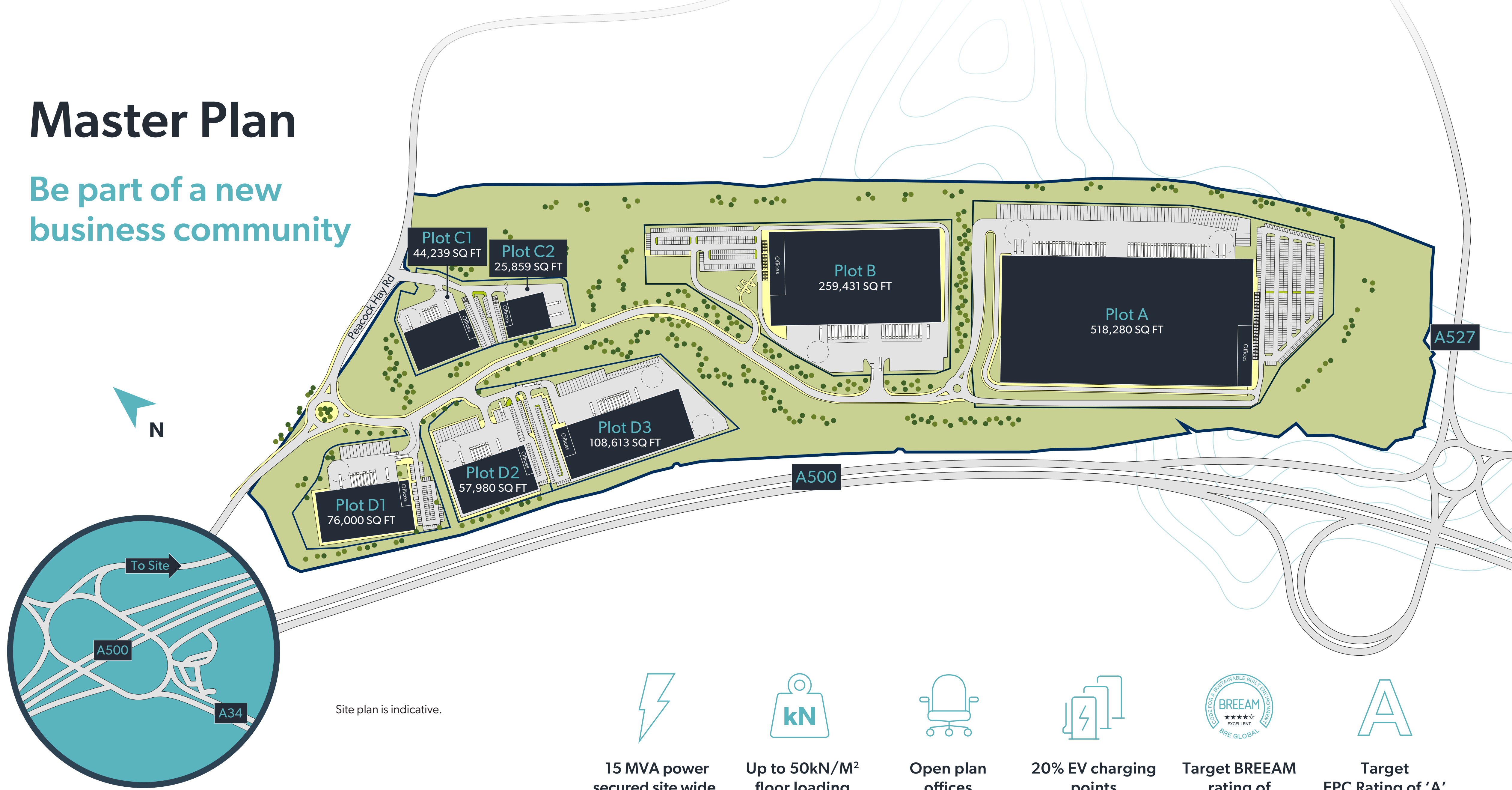
88 Car parking spaces
- 

15 Trailer parking spaces
- 

1 MVA available power

Master Plan

Be part of a new
business community



Site plan is indicative.

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15 MVA power
secured site wide.
Further capacity
available



Up to 50kN/M²
floor loading



Open plan
offices



20% EV charging
points



Target BREEAM
rating of
'Excellent'



Target
EPC Rating of 'A'

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:



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Approximately 3.2 million people within a 45 minute commute of the site.



Take a closer look

Warehouse

- Unrestricted development height
- Dock level loading doors
- Level access doors
- FM2 category floor
- Up to 50 kN/m² 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

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Offices

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



Indicative CGI



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'



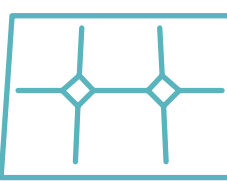
Target Net Zero



Target EPC A



Air source
heat pumps



PV panels



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

- ☒ 1.5 hours
- ☐ 3 hours
- ☐ 4.5 hours



1.5 hours
drive time

9,070,035
people



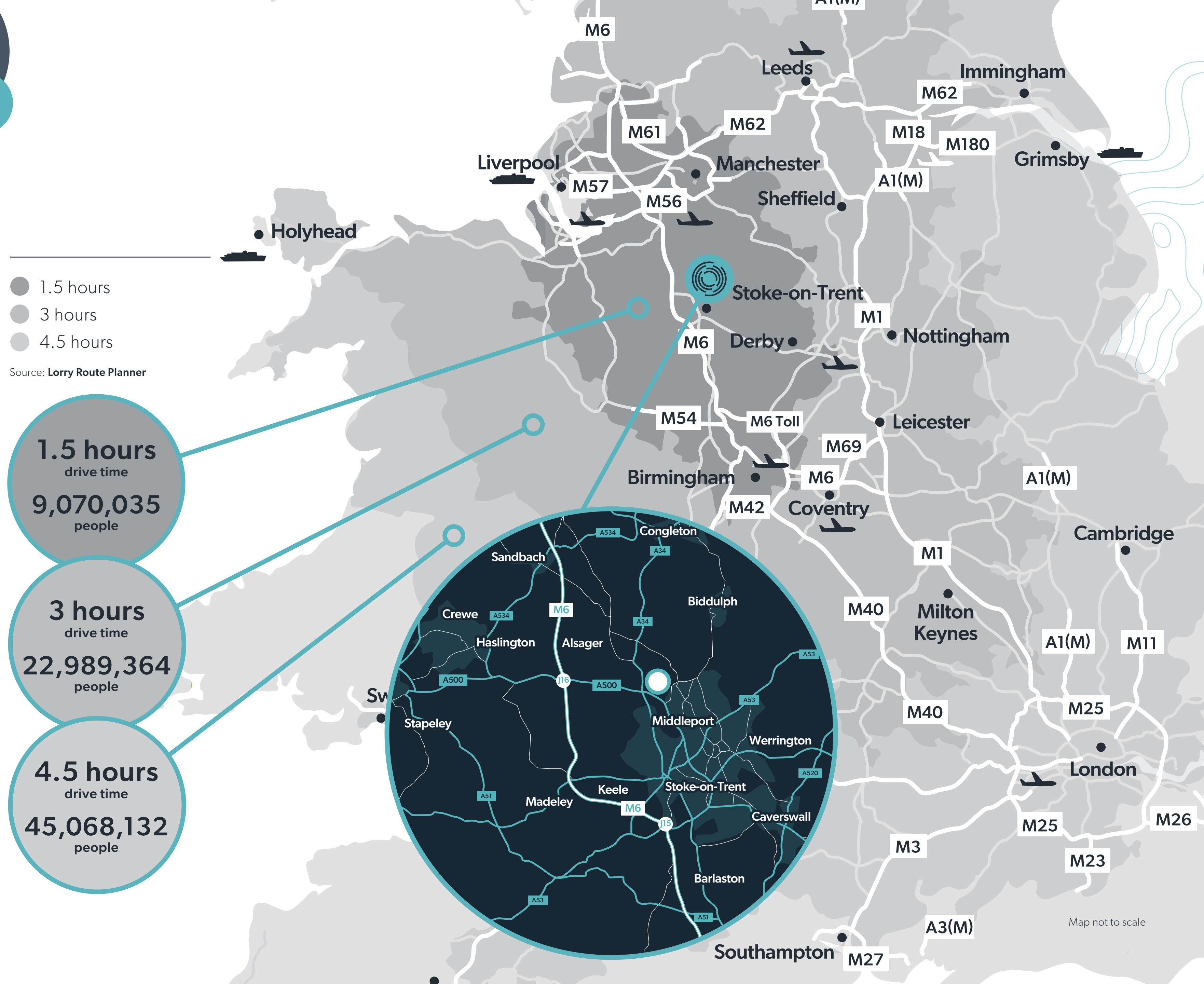
3 hours
drive time

22,989,364
people



4.5 hours
drive time

45,068,132
people



About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 14,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic 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: [harworthgroup.com](https://www.harworthgroup.com)

c14,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.8BN

POTENTIAL
GVA UPLIFT

37.7M

SQ FT OF
POTENTIAL
I&L SPACE



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

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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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