

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 MwA.

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.

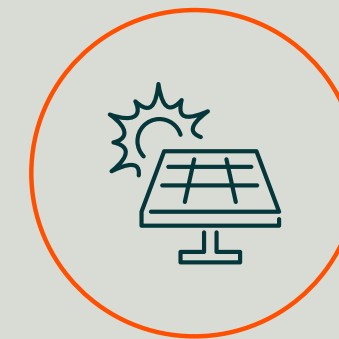
Situated equidistant between J14 and J15 of the M6 motorway, Indurent Park Meaford is strategically located on the M6 corridor. The development is accessed off Meaford Road which joins the A34 dual carriageway, linking Stoke-on-Trent to the north and Stafford to the south.



Warehousing that Works.



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.

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

M633

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.



Warehousing that Works.



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 employed within industries that could be attracted to the site.



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.

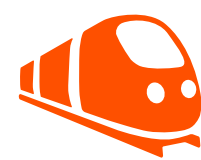


Warehousing that Works.

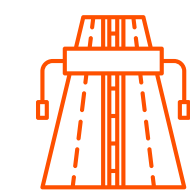
You're well-connected.



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.

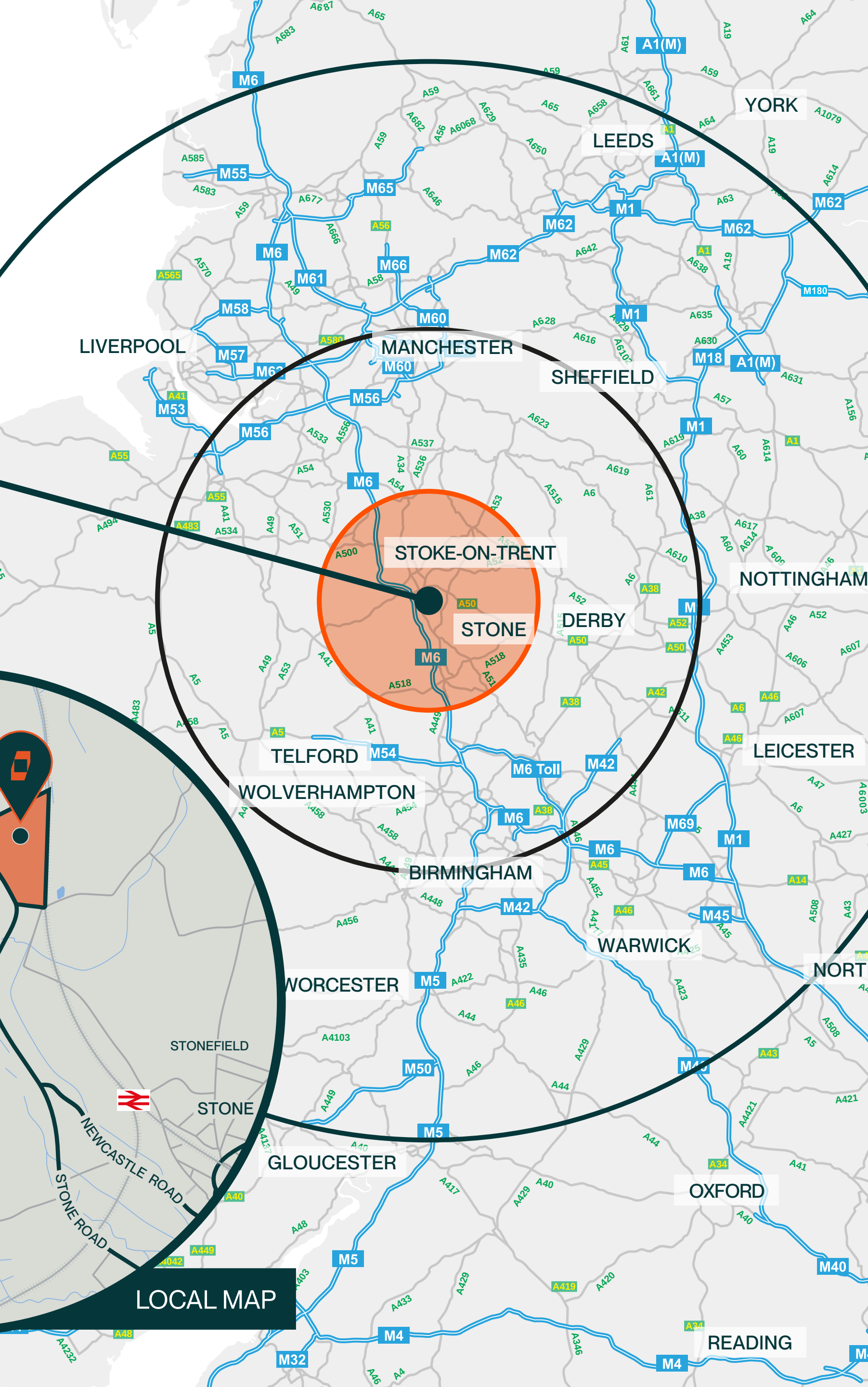
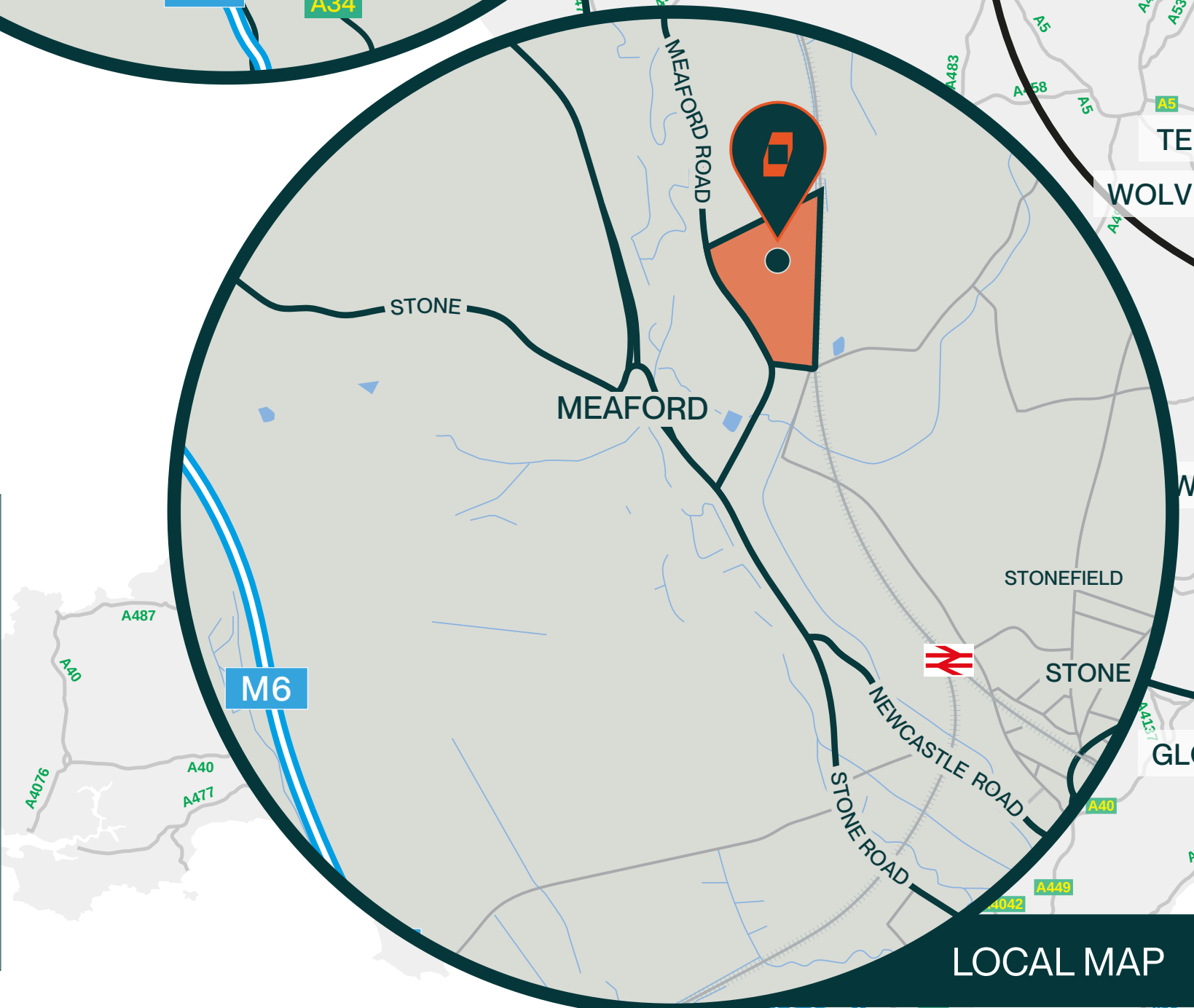
Drive times

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.

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

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



Targeted for
BREEAM rating
Excellent



On-site fitness trail



Up to 9.2 MVA
power provision



50 kN/SQ M
floor loading



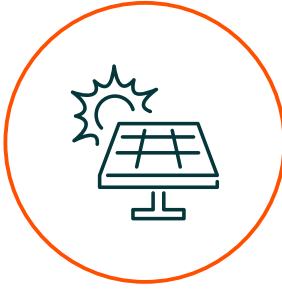
EV car
charging



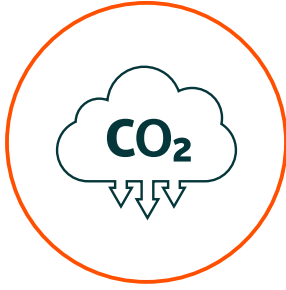
Outline planning
approved



10% roof
lights



PV provided
to meet EPC A



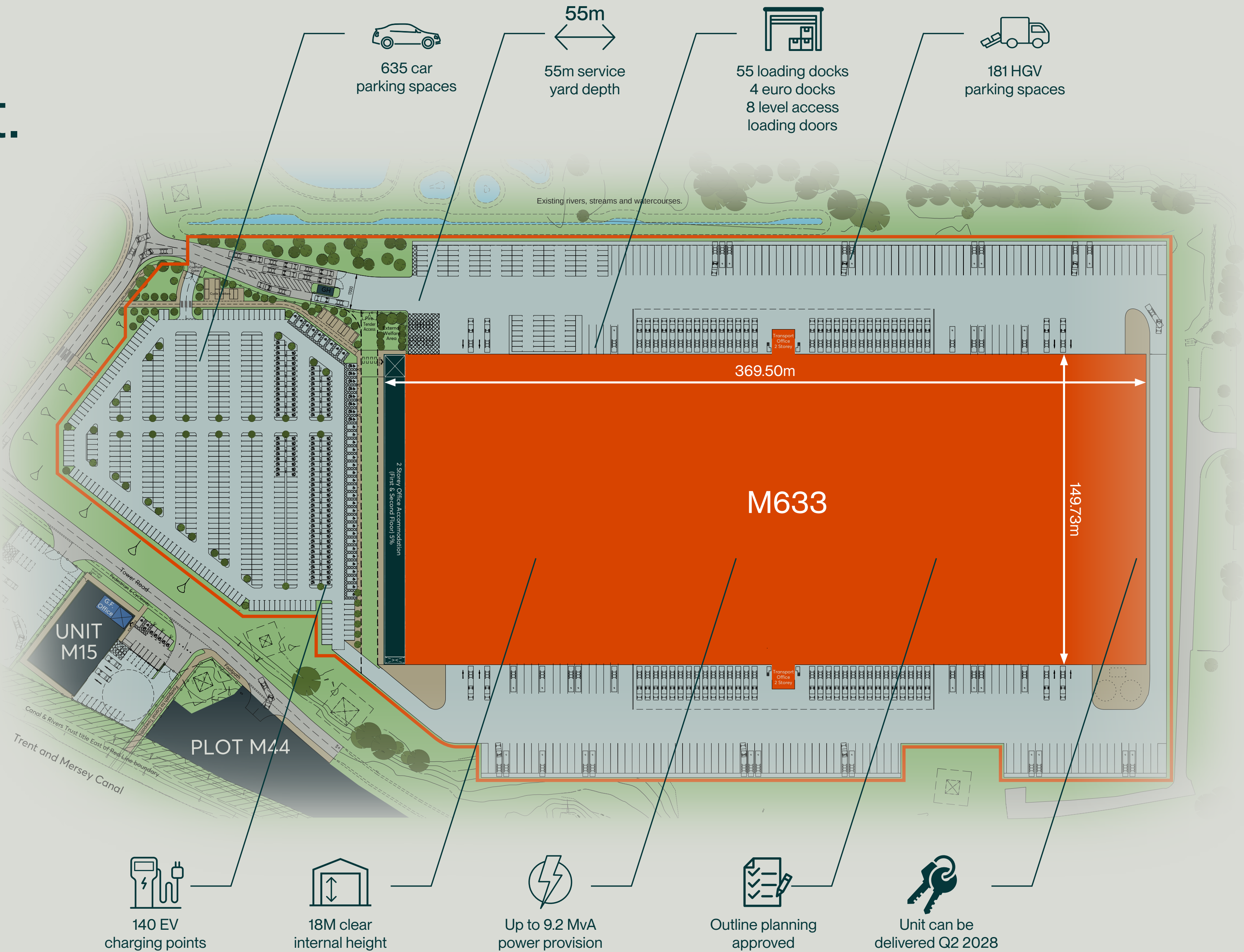
Operationally
net zero carbon
to offices



Warehousing that Works.

Image depicts previous Indurent development.

M633 build to suit layout.



Siteplan is indicative.



Warehousing that Works.

Masterplan.



Masterplan is indicative.



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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Senior Development Manager

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Warehousing that Works.



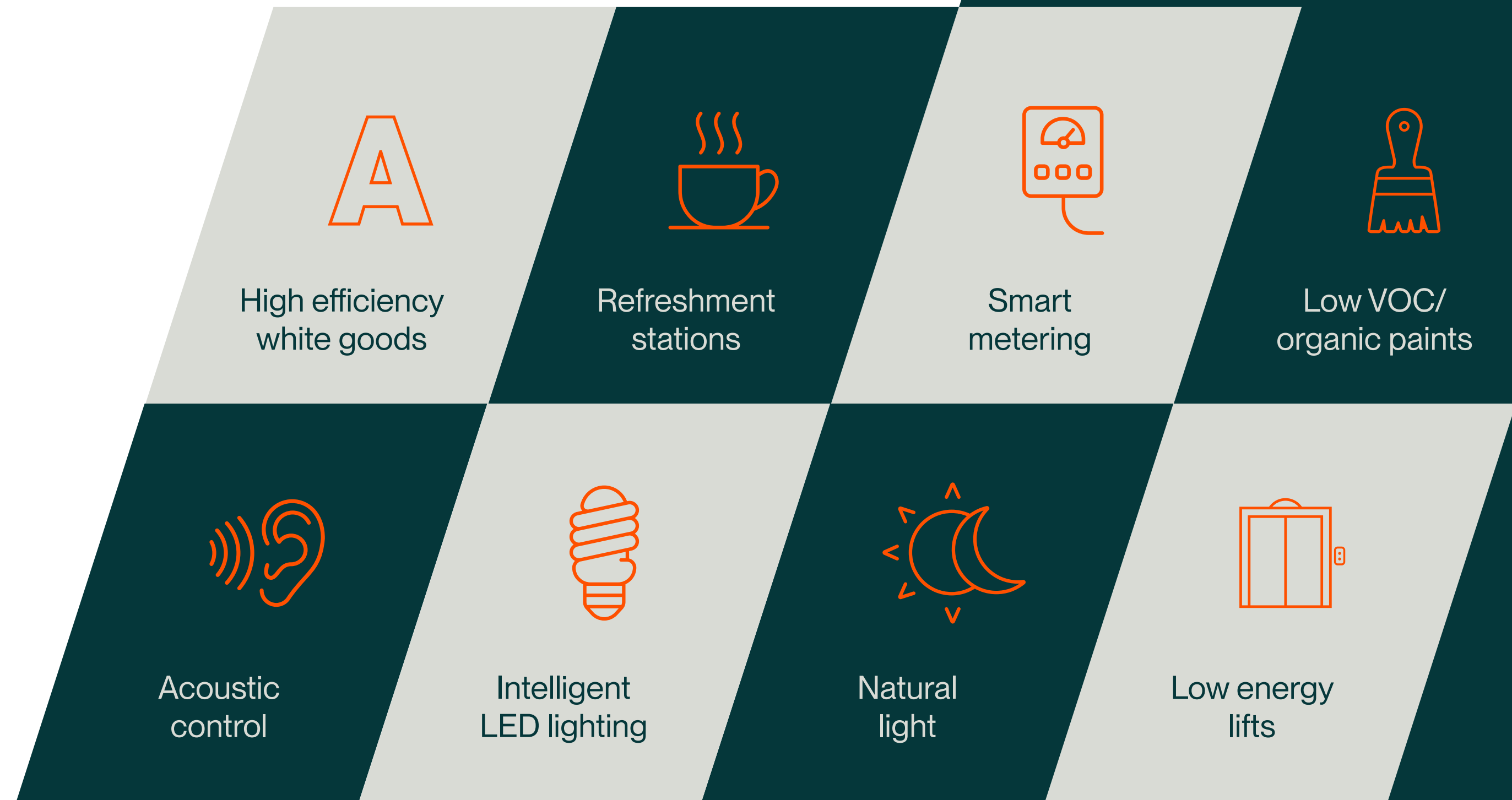
The Indurent standard.

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



Warehousing that Works.



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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Warehousing that Works.



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