



# STADIUM POINT

BUSINESS PARK

**FLEXIBLE  
OFFICE &  
WAREHOUSE  
SPACE**

From 1,850 ft<sup>2</sup> (172 m<sup>2</sup>) to  
175,000 ft<sup>2</sup> (16,257 m<sup>2</sup>)

New build and  
build to suit opportunities

Oteley Road, Shrewsbury, SY2 6NE  
[///start.vibes.glory](http://start.vibes.glory)

Shropshire's Premier Commercial Business Park

**MORRIS**  
PROPERTY



## A PREMIER BUSINESS PARK

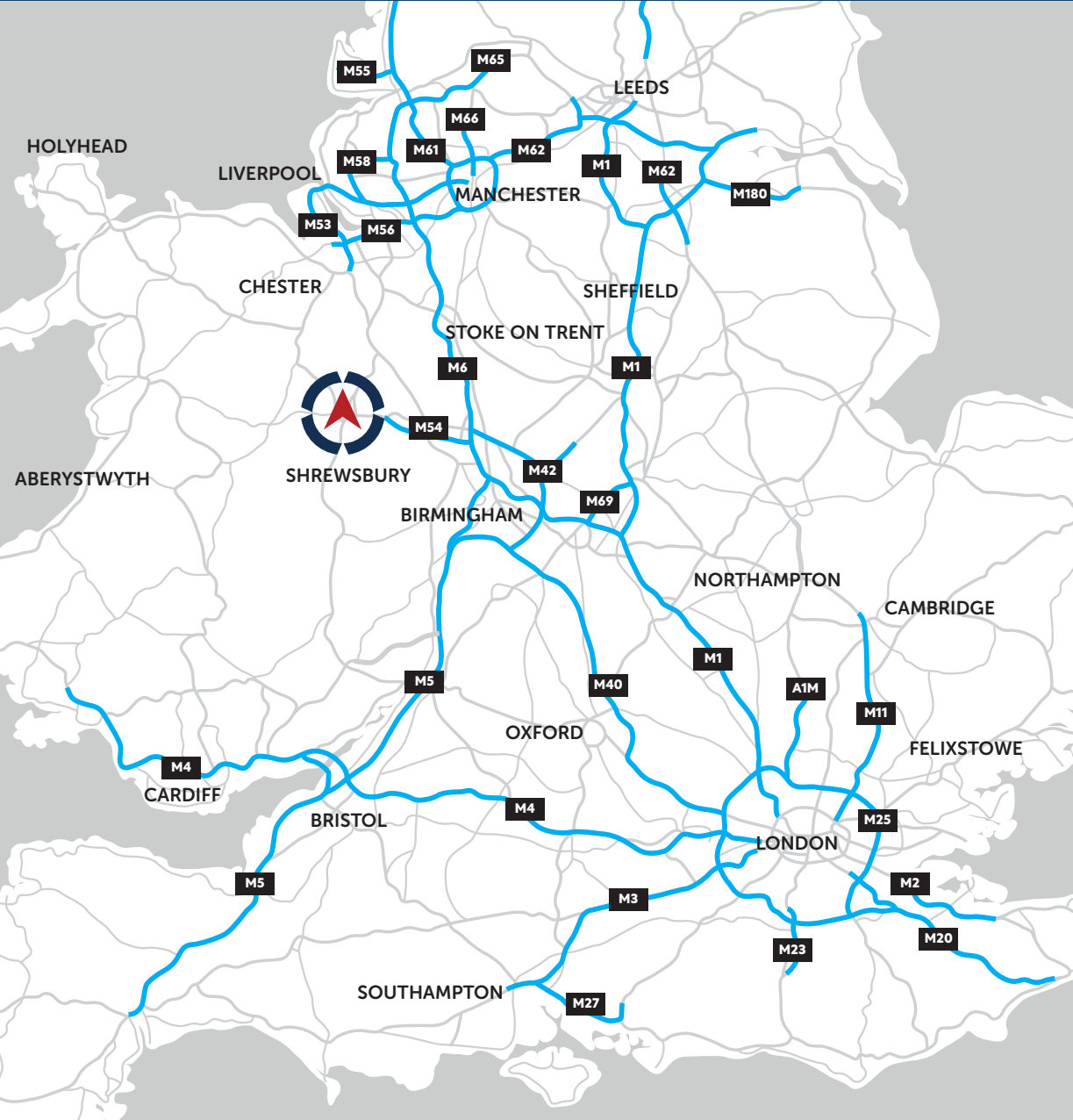
Covering 28 acres, Stadium Point is a premier business park that blends office and commercial units on the south side of Shrewsbury. The development has been designed to create an attractive, low-density, and welcoming environment, perfectly meeting the needs and expectations of the modern occupier in a thriving and accessible location.

### Key Features:

- **Prime Location:** Easy access to the A5 Shrewsbury bypass ensures excellent connectivity for businesses and commuters
- **Energy Efficient:** Target EPC rating A. Solar PV panels and EV chargers as standard
- **Access to Amenities:** Park & Ride and bus stops nearby. Walking distance to Meole Brace Retail Park, Lidl, ALDI and Percy Thrower's Garden Centre, providing convenience for businesses and employees



# THIS LOCATION UNLOCKS OPPORTUNITY



Strategically located on the south side of Shrewsbury with excellent road links to the Shrewsbury bypass 1.5 miles away which leads to the M54 Motorway and M6 junction 35 miles away, accessing West Midlands and Manchester conurbations

	Miles	HGV Drive time
JCT 10a M6 motorway	35	42 minutes
Telford	15	18 minutes
Wolverhampton	34	40 minutes
Birmingham	48	57 minutes
Manchester	84	1 hour, 40 minutes
Wrexham	31	37 minutes
Chester	44	52 minutes
Nottingham	86	1 hour, 43 minutes

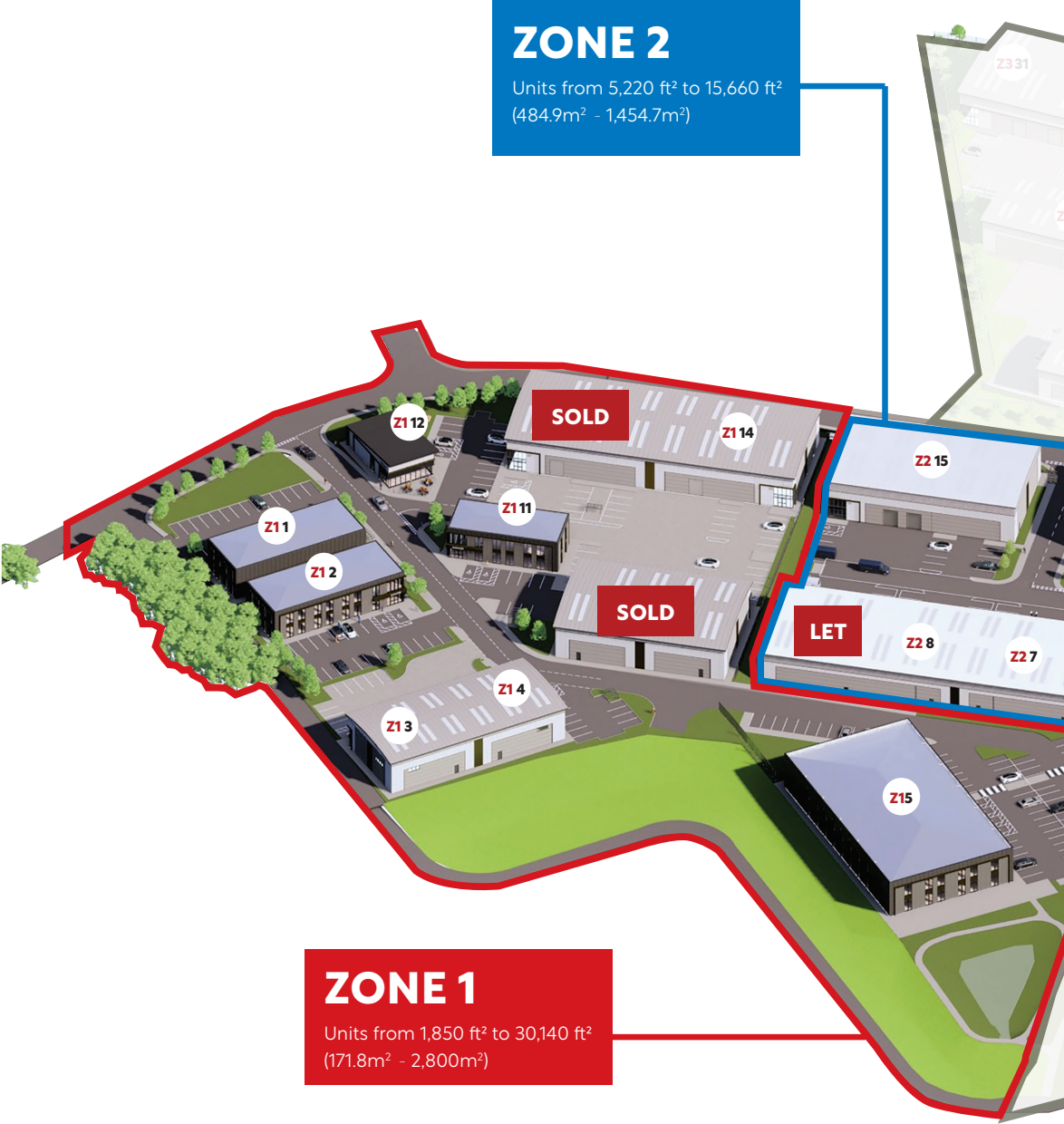
	Miles	HGV Drive time
Birmingham Airport	58	1 hour, 9 minutes
Manchester Airport	76	1 hour, 31 minutes
East Midlands Airport	76	1 hour, 31 minutes
Liverpool Airport	67	1 hour, 20 minutes

	Miles	HGV Drive time
Port of Holyhead	121	2 hours, 25 minutes
Port of Liverpool	64	1 hour, 16 minutes
Port of Felixstowe	208	4 hours, 9 minutes
Port of Bristol	129	2 hours, 34 minutes

These are approximate times and distances quoted.

# SCHEDULE OF ACCOMMODATION

ZONE 1			
Z1 1	7,750ft <sup>2</sup>	720m <sup>2</sup>	TO LET
Z1 2	7,750ft <sup>2</sup>	720m <sup>2</sup>	FOR SALE
Z1 3	2,654ft <sup>2</sup>	246.5m <sup>2</sup>	FOR SALE
Z1 4	5,310ft <sup>2</sup>	493m <sup>2</sup>	FOR SALE
Z1 5	30,140ft <sup>2</sup>	2800m <sup>2</sup>	FOR SALE
Z1 10	8,966ft <sup>2</sup>	833m <sup>2</sup>	SOLD
Z1 11	4,960ft <sup>2</sup>	460m <sup>2</sup>	FOR SALE
Z1 12	1,850ft <sup>2</sup>	171.8m <sup>2</sup>	TO LET
Z1 13	5,242ft <sup>2</sup>	486.98m <sup>2</sup>	SOLD
Z1 14	10,105ft <sup>2</sup>	939m <sup>2</sup>	FOR SALE
ZONE 2			
Z2 6	5,242ft <sup>2</sup>	487m <sup>2</sup>	TO LET
Z2 7	5,263ft <sup>2</sup>	489m <sup>2</sup>	TO LET
Z2 8	5,263ft <sup>2</sup>	489m <sup>2</sup>	TO LET
Z2 9	5,220ft <sup>2</sup>	484.9m <sup>2</sup>	LET
Z2 15	10,042ft <sup>2</sup>	932.9m <sup>2</sup>	FOR SALE
Z2 16	11,651ft <sup>2</sup>	1,082m <sup>2</sup>	SOLD





## ZONE 3

Speculative build opportunities  
from 3,745 ft<sup>2</sup> to 19,188 ft<sup>2</sup>  
(348m<sup>2</sup> - 1,791m<sup>2</sup>)

## KEY FEATURES OF UNITS INCLUDE



Automatic  
entrance  
doors



PV solar



EV chargers



Bicycle  
shelters



Nature



Breakout  
areas for  
staff



Walk to retail  
& leisure  
outlets



Close to  
Park & Ride  
and public  
transport  
links

## ZONES 4 & 5 (FUTURE PHASE)

Available combinations  
14,200 ft<sup>2</sup> to 60,000 ft<sup>2</sup> (1,319m<sup>2</sup> - 5,574m<sup>2</sup>)  
or capable of one single  
unit 175,000 ft<sup>2</sup> (16,257.5m<sup>2</sup>)



Park & Ride

McDonalds

Sainsbury's

Meole Brace  
Retail Park

Bannatyne  
Health Club

Shrewsbury Town  
Football Club

Lidl

Meole Brace  
Golf Course

OSWESTRY/  
WREXHAM/WALES

A5

TELFORD M54





# BUSINESS PARK

## KEY FEATURES



### Prime location

Good links to A5 and motorway network



### CCTV and security barriers

Enhanced protection for peace of mind



### Dedicated parking

Allocated forecourt parking including electric charging points



### Generous glazing

For a brighter working environment



### Amenities

Footpath network and landscaped breakout areas for staff amenity



### Landscaped space

Maintained landscaping



### Park signage

Clear wayfinding signage for visitor and delivery navigation



### Maintained private roads

Managed in-house by Morris Property



### Green travel plan

The local area is served by cycle routes and a Park & Ride, a five minute walk from the park



### Sustainable

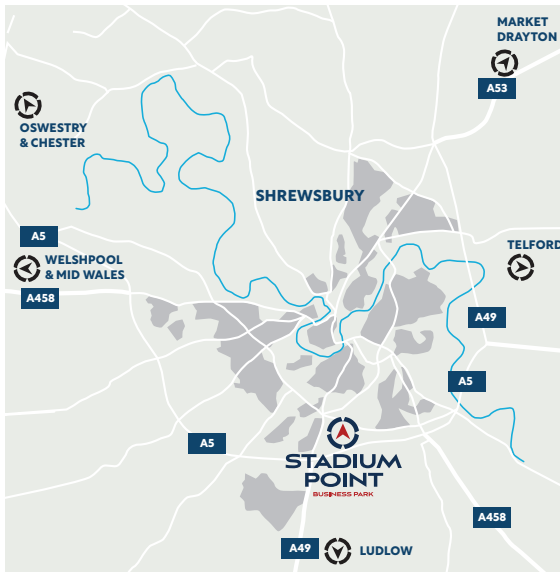
Target EPC rating A



## SHREWSBURY

Shrewsbury is beautifully situated on the banks of the River Severn and serves as the main commercial and administrative centre of Shropshire. The town is experiencing rapid growth, offering a unique blend of economic, cultural and educational opportunities in one of the most picturesque parts of the county. With its excellent road and rail links and vibrant economy, Shrewsbury stands out as a prime location for businesses looking to thrive.

- **Strategic Location:** Shrewsbury is strategically positioned at the intersection of the A49 and A5 trunk roads, providing excellent connectivity to the broader road network, facilitating easy access for businesses and commuters.
- **Cultural and Educational Hub:** The town offers an exceptional blend of cultural and educational resources with several schools rated within the top GCSE performers in the country, enhancing the quality of life for residents and employees.
- **Lifestyle:** From medieval architecture to cool bars and riverside restaurants, more independent shops than national chains and plenty of green spaces to explore, a good live/work balance is easy to achieve.



## TENURE

The units are available either on a long leasehold or leasehold basis on terms to be agreed.

**Guide Price/Rent**  
Upon application.

**Service charge**  
A service charge is payable in addition for the maintenance and upkeep of the communal areas in Stadium Point Business Park.

**Energy Rating**  
Target EPC: A

**Business Rates**  
Yet to be assessed for Business Rates by the Local Authority.

**VAT**  
All prices quoted are exclusive of VAT to be payable in addition.

**Legal Costs**  
Each party will be responsible for their own legal costs incurred in the transaction.



For further information  
or to arrange a viewing  
please contact:

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