



INDURENT

PARK MEAFORD

NORTH STAFFORDSHIRE ST15 0WQ
///SAYING.SHAKY.MELT

Brand new warehouse space

PHASE 1:

M38: 37,940 SQ FT (3,525 SQ M)

M81: 80,866 SQ FT (7,513 SQ M)

Available November 2024

BUILD TO SUIT AVAILABLE UP TO
633,537 SQ FT (58,857 SQ M)



Located near
J14 and J15
of M6



BREEAM
Excellent.
Top 10% of UK
warehouses for
sustainability



Power available
immediately up
to 9.2 MvA

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. Indurent Park Meaford offers warehouse units and an environment that will deliver benefits for your business and your people.

An ideal location for the Midlands

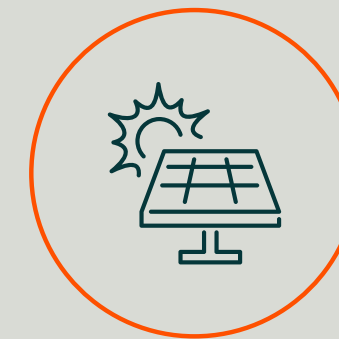
Situated equidistant between J14 and J15 of the M6 motorway, Indurent Park Meaford is strategically located on the M6 corridor. The development is accessed off Meaford Road which joins the A34 dual carriageway, linking Stoke-on-Trent to the north and Stafford to the south.



Warehousing that Works.



Power immediately available to site, available up to 9.2 MvA.



PV panels included at no extra cost, generating energy savings of up to £17,500 & £28,000 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.



Why choose Indurent Park Meaford?



Ideally located for national distribution to major hubs.



Local workforce can be drawn on from Stoke-on-Trent and Stafford.



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 not only create hundreds of jobs but will also provide extensive green spaces and retained woodland for both staff and the local community to enjoy.

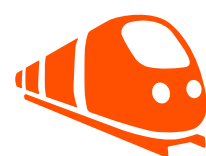


Source: Stantec. Figures are based on 10km catchment from the site.



Warehousing that Works.

You're well-connected.



LESS THAN 2 MILES

to Stone (Staffs) Train Station



6 MILES

from junction 14 and 15 of the M6



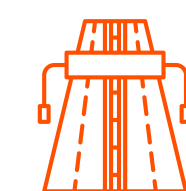
7 MILES

from Stoke-on-Trent



40 MILES

from Birmingham Freightliner Terminal and
East Midlands Gateway Freight Interchange



1 HOUR

drive from Birmingham Freightliner Terminal

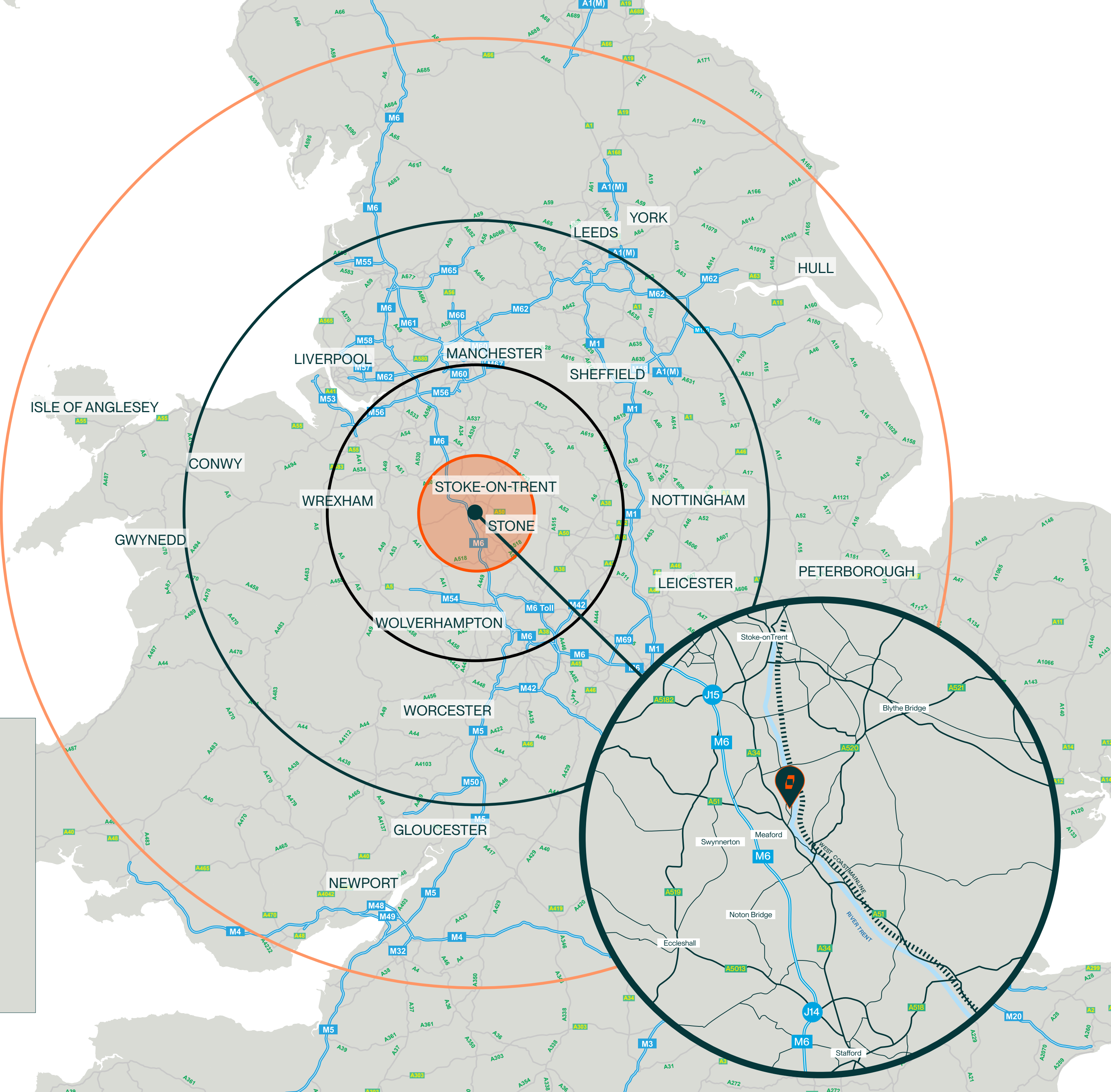
Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

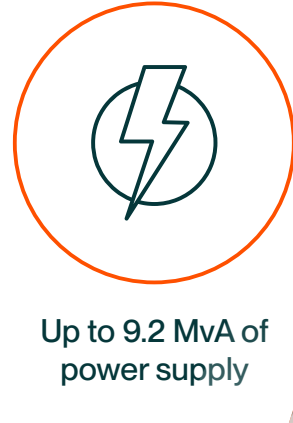
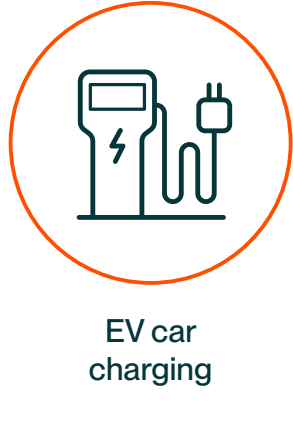
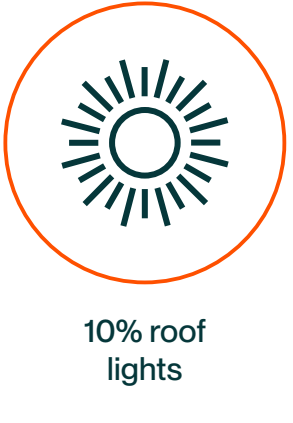


Warehousing that Works.



Schedule of accommodation.

| | M38 | M81 |
|----------------------------|----------------------------|----------------------------|
| WAREHOUSE | 34,042 SQ FT (3,162 SQ M) | 72,589 SQ FT (6,744 SQ M) |
| OFFICES INC. GF CORES | 1,907 SQ FT (177 SQ M) | 4,077 SQ FT (379 SQ M) |
| PLANT DECK | 1,991 SQ FT (185 SQ M) | 4,200 SQ FT (390 SQ M) |
| TOTAL | 37,940 SQ FT (3,525 SQ M) | 80,866 SQ FT (7,513 SQ M) |
| YARD DEPTH | 35 M | 50 M |
| CLEAR INTERNAL HEIGHT | 10 M | 10 M |
| LOADING DOCKS | N/A | 5 |
| LEVEL ACCESS LOADING DOORS | 4 | 2 |
| HGV PARKING | N/A | 12 |
| CAR PARKING | 71 | 93 |
| EV CHARGING POINTS | 8 | 9 |
| EPC | A | A |
| PLOT AREA | 2.03 ACRES (0.82 HECTARES) | 4.37 ACRES (1.76 HECTARES) |



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



Computer generated imagery is indicative only.



Phase 1 master plan.

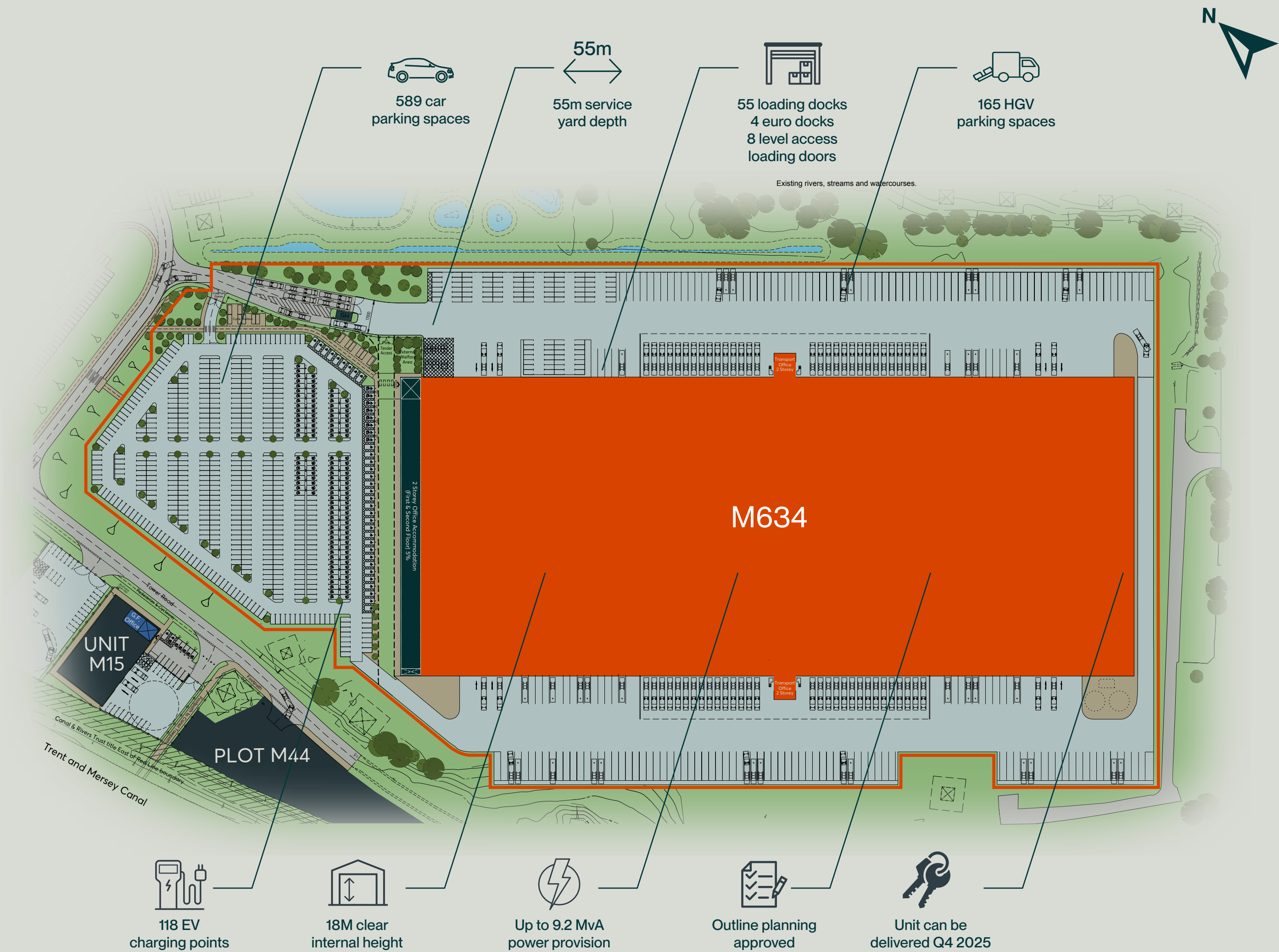


Site plan is indicative.

Build to suit alternative layout.

| M634 CROSS DOCK OPTION | |
|----------------------------|------------------------------|
| WAREHOUSE | 594,087 SQ FT (55,192 SQ M) |
| OFFICE INC. GF CORE | 33,191 SQ FT (3,084 SQ M) |
| TRANSPORT OFFICE | 6,000 SQ FT (557 SQ M) |
| GATEHOUSE | 262 SQ FT (24 SQ M) |
| TOTAL | 633,537 SQ FT (58,857 SQ M) |
| YARD DEPTH | 55 M |
| CLEAR INTERNAL HEIGHT | 18 |
| LOADING DOCKS | 55 |
| EURO DOCKS | 4 |
| LEVEL ACCESS LOADING DOORS | 8 |
| HGV PARKING | 165 |
| CAR PARKING | 589 |
| EV CHARGING POINTS | 118 |
| POWER PROVISION | UP TO 9.2 MVA |
| PLOT AREA | 30.51 ACRES (12.35 HECTARES) |

All floor areas are approximate gross internal areas.





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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Warehousing that Works.





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