

# ST. MODWEN PARK MEAFORD

ST15 0UU



## FOUR HIGH QUALITY WAREHOUSE UNITS COMING SOON

\*EARLY ACCESS CAN BE GRANTED FROM Q1 2024

**M21:** 21,022 SQ FT (1,953 SQ M)  
**M30:** 30,023 SQ FT (2,789 SQ M)

**M42:** 42,012 SQ FT (3,903 SQ M)  
**M42:** 42,012 SQ FT (3,903 SQ M)  
**M193:** 193,548 SQ FT (17,981 SQ M)



Swan standard  
specification



Additional build  
to suit space  
available



New access road  
to A34

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## Changing spaces in Meaford

Meaford Business Park is an 85-acre (34.4-hectare) development with outline planning permission for 1.2 m sq ft (110,000 sq m) of high-quality warehousing, industrial and offices. Situated equidistant between J14 & J15 of the M6 motorway, Meaford Business Park is strategically located on the M6 corridor. The site is accessed off Meaford Road which joins the A34 dual carriageway just a few hundred yards away, linking Stoke-on-Trent to the north and Stafford to the south. In 2018 St. Modwen Logistics successfully delivered one unit on the scheme (unit 3) . The unit totals 22,000 sq ft

## Why choose Meaford?



85 acre development



Staffordshire and Stoke-on-Trent offer one of the UK's largest labour pool



Population of 250,000 people in the city of Stoke on Trent



24 hour access 365 days of the year



Located between J14 & J15 of the M6 motorway



Under an hour's drive from Birmingham Freightliner Terminal



St. Modwen Park Derby will enjoy extensive well-being benefits



Potential salary savings of 14% against the national average



A34 M6 J14 (7.8 Miles)

A34 M6 J15 (6.3 Miles)

ST. MODWEN PARK MEAFORD

LET

Indicative master plan computer generated image.





# Welcome to St. Modwen Park Meaford

## TRAVEL DISTANCES

### CITIES

Stoke-on-Trent	7.3 miles
Stafford	9.6 miles
Crewe	22.3 miles
Birmingham	38.5 miles
Manchester	51.5 miles
London	152 miles

### PORT/RAIL FREIGHT TERMINALS

Freightliner Terminal Birmingham	39 miles
Birch Coppice Business Park	41.8 miles
East Midlands Gateway	43 miles
Hams Hall Distribution Park	43.2 miles

### AIRPORTS

Manchester	44.1 miles
East Midlands	44.4 miles
Birmingham	48.8 miles
Heathrow	150 miles

### MOTORWAYS

M6 J15	6.3 miles
M6 J14	7.8 miles



**Drive times**

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

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





## Schedule of accommodation



New access road to A34



Landscaped outdoor staff areas



Enhanced specification first floor offices and reception areas



**EPC A+ rating**



Up to 8.6 MvA of power supply on the estate



EV car charging



Unrestricted 24 hour access / use



Planning consent for B1c/B2/B8 uses



**BREEAM (2018) EXCELLENT target accreditation**

	UNIT M21	UNIT M30	UNIT M35	UNIT M42	UNIT M193
WAREHOUSE	19,321 SQ FT (1,795 SQ M)	27,892 SQ FT (2,591 SQ M)	33,261 SQ FT (3,090 SQ M)	39,181 SQ FT (3,640 SQ M)	175,927 SQ FT (16,344 SQ M)
GF OFFICE CORES	624 SQ FT (58 SQ M)	624 SQ FT (58 SQ M)	624 SQ FT (58 SQ M)	624 SQ FT (58 SQ M)	1,722 SQ FT (160 SQ M)
OFFICES	1,076 SQ FT (100 SQ M)	1,507 SQ FT (140 SQ M)	1,830 SQ FT (170 SQ M)	2,207 SQ FT (205 SQ M)	12,637 SQ FT (1,174 SQ M)
TRANSPORT OFFICE	0	0	0	0	279
GATEHOUSE	0	0	0	0	24
TOTAL GIA	21,022 SQ FT (1,953 SQ M)	30,023 SQ FT (2,789 SQ M)	35,715 SQ FT (3,318 SQ M)	42,012 SQ FT (42,012 SQ M)	193,548 SQ FT (17,981 SQ M)
CARS B8	42	60	71	49	225
HGV (INC LOADING)	2	3	4	4	76
DOCKS	0	0	0	0	17
EURO DOCKS	0	0	0	0	2
LEVEL ACCESS	2	3	4	4	4
HAUNCH	8m	10m	10m	10m	15m
<b>TOTAL</b>	<b>21,022 SQ FT (1,953 SQ M)</b>	<b>30,023 SQ FT (2,789 SQ M)</b>	<b>35,715 SQ FT (3,318 SQ M)</b>	<b>42,012 SQ FT (3,903 SQ M)</b>	<b>193,548 SQ FT (17,981 SQ M)</b>

\*All floor areas are approximate gross internal areas.



# The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics 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.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 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 well being
- 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



**SUSTAINABILITY AT THE CORE**



**HIGH SPECIFICATION OFFICE AND RECEPTION SPACES**



Our Building Code



Our Park Code





# Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

Net carbon reduction	Biodiversity & sustainable environments ambition	Diversity & inclusions	Education & future skills	Health & wellbeing	Responsible operating practices & partnerships
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# About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality Urban and Big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

01 Part of St. Modwen Developments Ltd. (Owned by Blackstone)	02 Experts in the planning process
03 We maintain and manage our space	04 Dedicated team of 60 skilled professionals
05 473 Customers Across 676 units	06 8.7m <sup>sqft</sup> Of warehouse space spanning 50 parks nationwide



# ST. MODWEN PARK MEAFORD

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