



# WORCESTER SIX

JUNCTION 6 - M5  
WR4 0AD

**TO LET / FOR SALE**

OFFICES / INDUSTRIAL / TECHNOLOGY

10,000 - 500,000 SQ FT

[www.worcestersix.co.uk](http://www.worcestersix.co.uk)

A development by

**STOFORD**

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# AN UNRIVALLED OPPORTUNITY

## Overview

Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location. When complete, Worcester Six will provide over 2 million sq ft of employment floor space in a unique business environment and now benefits from over 850,000 sq ft having been delivered or committed across the scheme.

The quality of life in Worcestershire makes relocation very attractive with a rich historical and natural heritage, world-class sporting and cultural attractions and top performing schools.



WORCESTER  
SIX

# STRATEGICALLY PLACED

SAT NAV  
WR4 OAD

- Spire Healthcare
- Alliance Flooring Distribution Ltd.
- SIERRA CP ENGINEERING
- IONOS
- Materials Solutions
- Zwick / Roell
- KOHLER mira
- STOP:START STORAGE LOGISTICS DELIVERY
- KIMAL Delivering healthcare innovation

JCT 7 & BRISTOL (SOUTH)

BIRMINGHAM (NORTH)

M5, JCT 6

Drive Times	miles	mins
M42 (Junction 1)	11	13
M40 (Junction 16)	24	23
M6 (Junction 8)	30	37
Birmingham	25	35
Bristol	63	63
London	128	157
Birmingham Int. Airport	32	38
Jaguar Land Rover (Solihull)	31	43



# SPECIFICATION

Build to suit units are available, tailored to your business needs, in a secure, managed and landscaped setting.

Outline planning consent has been granted for over 2 million sq ft of employment accommodation.

Detailed planning consent has been granted for a 37,975 sq ft standalone office building providing a flagship opportunity at the entrance to the scheme.

Phase 1A and 1B access roads are now complete, with two secure entrances in to the development.

Indicative building sizes are shown in green on the masterplan accommodation schedule, with bespoke development available on either a leasehold or freehold basis to suit.



SECURE CAMPUS



LARGE POWER CAPACITY



EPC A RATING



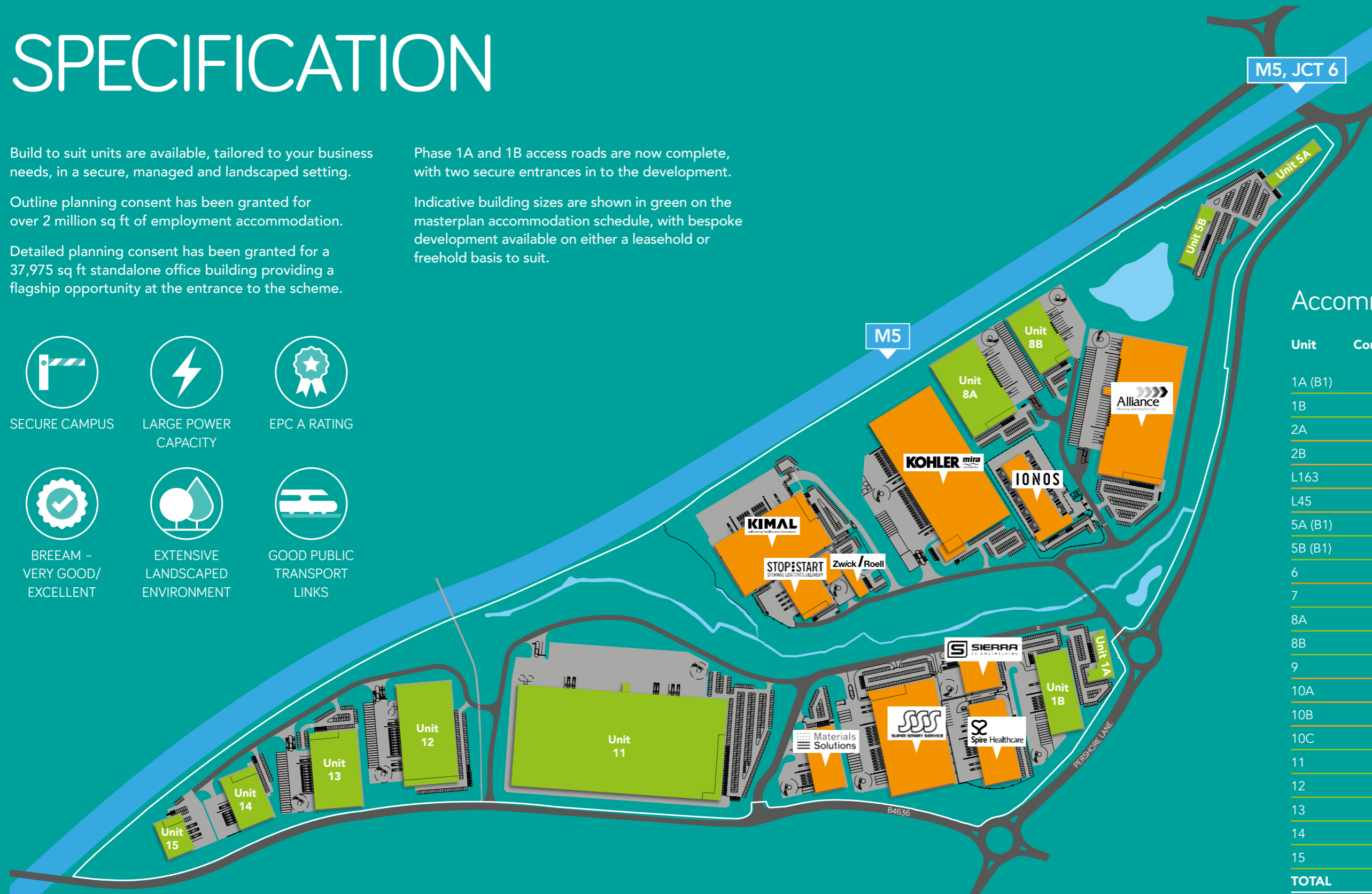
BREEAM – VERY GOOD/ EXCELLENT



EXTENSIVE LANDSCAPED ENVIRONMENT



GOOD PUBLIC TRANSPORT LINKS



COMPLETED BUILDINGS

INDICATIVE FUTURE DEVELOPMENT

## Accommodation

Unit	Commercial (sq ft)	Office (sq ft)	Total (sq ft)
1A (B1)	-	37,975	37,975
1B	56,400	-	56,400
2A		Sierra CP Engineering	
2B		Spire Healthcare	
L163		Super Smart Service	
L45		Materials Solutions	
5A (B1)	-	40,000	40,000
5B (B1)	-	40,000	40,000
6		IONOS	
7		Alliance Flooring Distribution Ltd	
8A	92,582	4,873	97,455
8B	50,797	2,674	53,470
9		Kohler Mira	
10A		Kimal	
10B		ZwickRoell	
10C		Stop Start	
11	477,050	24,871	504,721
12	121,890	7,535	129,425
13	79,800	4,200	84,000
14	42,950	4,770	47,720
15	22,550	2,765	25,315
<b>TOTAL</b>			<b>2,135,934</b>



# THE CAPITAL OF CONNECTIVITY

“We are most excited to be completing our wonderful new headquarters at Worcester Six. This 140,000 sq ft unit is actually our seventh logistics site in Worcestershire having outgrown the previous six over the last 28 years and is a testament to the continued success of the Kimal team.”

Alan Press, Chairman of Kimal



Located at the heart of England, rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and an excellent transport infrastructure, Worcestershire is an excellent location for business.

Worcester has become a hub for both expanding and aspiring businesses looking to take advantage of the area's excellent transport connections and skilled labour force. Worcester is well served by the M5, M42 and M50 motorways which provide great access to the region's key business centres and beyond. Businesses

in Worcester are equally well-served by excellent rail connections, with regular services to Birmingham, London Paddington, Bristol and Cardiff. The recent opening of Worcestershire Parkway, located 4.4 miles from Worcester Six provides access to London in under 2 hours. International visitors benefit from excellent links to Birmingham International Airport.

With particular strengths in advanced manufacturing, agri-tech and IT – including a burgeoning cyber security specialism – the County attracts both internationally recognised businesses, such as

Komatsu, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, Brinton's Carpets and Morgan Motors, together with a vibrant and ever-growing base of smaller entrepreneurial and start-up companies. It is also rapidly establishing itself as the ideal location for corporate headquarters.

Yet the jewel in Worcestershire's crown has to be the quality of life the County can offer. With stunning scenery, rich heritage, top class sporting and cultural attractions, Worcestershire has it all.



1 In 9 employees work within the manufacturing sector



1 In 5 employees are classed as professionals



Proportionately more residents have nvq level 4+ qualifications



£30m investment in transport over the last two years, with £60m more committed



House prices and affordability are below the national average (excluding Wychavon)



84% of schools within 10 miles rated as 'good' or 'outstanding'



Wages are more competitive and 9% below the national average



26% of the county's professionals are in science research, technology and engineering

# ECOLOGY & SUSTAINABILITY

## Green Infrastructure

Worcester 6 has been identified as an exemplar for outstanding performance, not just economically but also environmentally.

The site has excellent environmental credentials, with a central 'green spine' of ancient woodland and traditional floodplain meadows, and successful engagement with local experts throughout the masterplanning process has led to a cohesive and long-term Green Infrastructure Concept Plan. This includes:



40% Green Infrastructure apportionment (16.57 hectares).



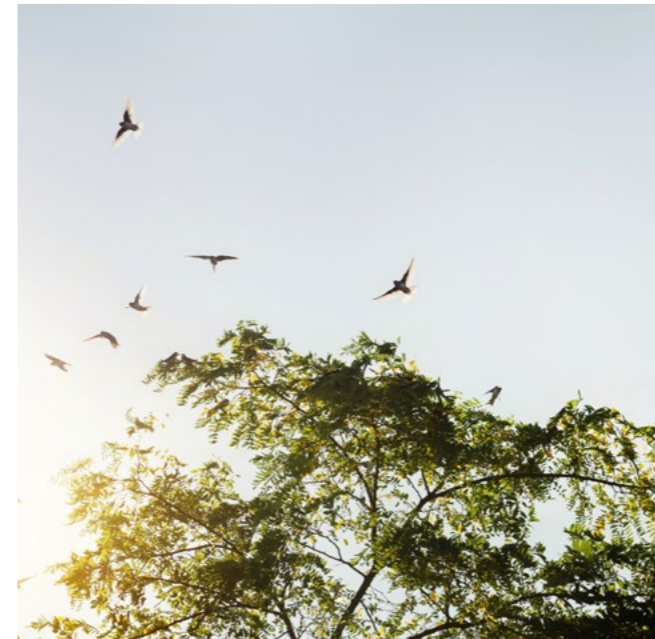
3 hectares of new woodland and shrub planting.



527m species of poor hedgerow removed, replaced with new, species-rich hedgerow.



1.4 hectare marshy grassland to be created alongside the stream and flood alleviation pond.



## Wet Grassland/Wildflower Meadows

With wet grassland and wildflower meadows in rapid decline, Worcester 6 is committed to tackling this issue.



A central 'green spine', including 5000m<sup>2</sup> of wildflower seeding and native bulb planting.



Full protection and ongoing long-term management of 0.8 hectares of wet grassland meadows.

## Woodland

There are two parcels of ancient woodland within the Worcester 6 site, which form a key part of the site's 'green spine'.



100% retention of two ancient woodland and species rich hedgerows.



Planting of more than 250 new standard trees and 3000m of new hedgerow to help re-link these two ancient woodland sites.

## Veteran Trees

Veteran trees are a rare and highly valuable biodiversity resource and an important part of our Green Infrastructure.



Important nesting and roosting sites for bats and birds, as well as up to 280 different species of insects.



Any veteran trees that couldn't remain in situ have been moved elsewhere within the site's 'green spine'.

## Swifts

The swift is a summer visitor, arriving back in the UK to the same nest every year.



Two wildlife structures on site, including one designed specifically for swifts.



Commitment to establishing a swift population for future generations to enjoy their iconic summer calls.

# ABOUT THE DEVELOPER

We are proud to have been trusted to develop for some of the UK's largest financial institutions and occupiers such as Standard Life, Axa, LaSalle, BlackRock, GE, Severn Trent Water, Npower, Admiral Insurance, Tesco and The Co-operative, together with Government Departments such as HMRC, DSA, DEFRA and The Home Office.

Stoford is a privately owned company with all the shareholders fully employed by the business. Our in depth understanding and experience of business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive.



What if we told you we are committed to lowering our carbon footprint by 5% each year

## Our commitment as a sustainable business

Our approach to sustainability is to understand the needs of a particular project, the context it sits within and then to procure sustainable solutions by working hand in hand with our occupiers, landowners and investors.

We offer tailored solutions to satisfy all types of development and business requirements, and for any type of business. Whether that be PV panels to help produce onsite energy solutions, or developing a building that promotes sustainable transport means for your employees. At Stoford we don't just offer options as an afterthought, it is embedded in all our correspondence from the beginning of all our relationships. As an open book business, we believe that what sets us apart from most other commercial property development companies is our commitment

to understand your needs, the environment, and our impact on the world we live in.

We know that sustainability is not just about the developments we undertake, it is important that our commitment to the environment is reflected in how and where we work. We are proud to be Planet Mark certified, with a commitment to reduce our carbon emissions by 5% each year.

6,800,000 sq ft of BREEAM Excellent/Very Good developments to date



## Contact

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Working together with



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