

PLOT 16

BEACON

BUSINESS PARK

STAFFORD | ST18 0DG

LAND FOR SALE

4.17 acres

FOR SALE

- Serviced site to be plateaued, ready for development
- Of interest to developers, investors and owner occupiers
- Outline consent for Industrial & Logistics
- 4.5 miles to J13 & J14 M6 Motorway



DESCRIPTION

A freehold development opportunity in the West Midlands.



4.17 acres



Superfast broadband



Outline planning consent in place for B1, B2 & B8



4.5 miles to J13 & J14 M6 Motorway



Existing business park includes 280,000 sq ft of existing development and accommodation



Superb onsite amenity including food retail and restaurants

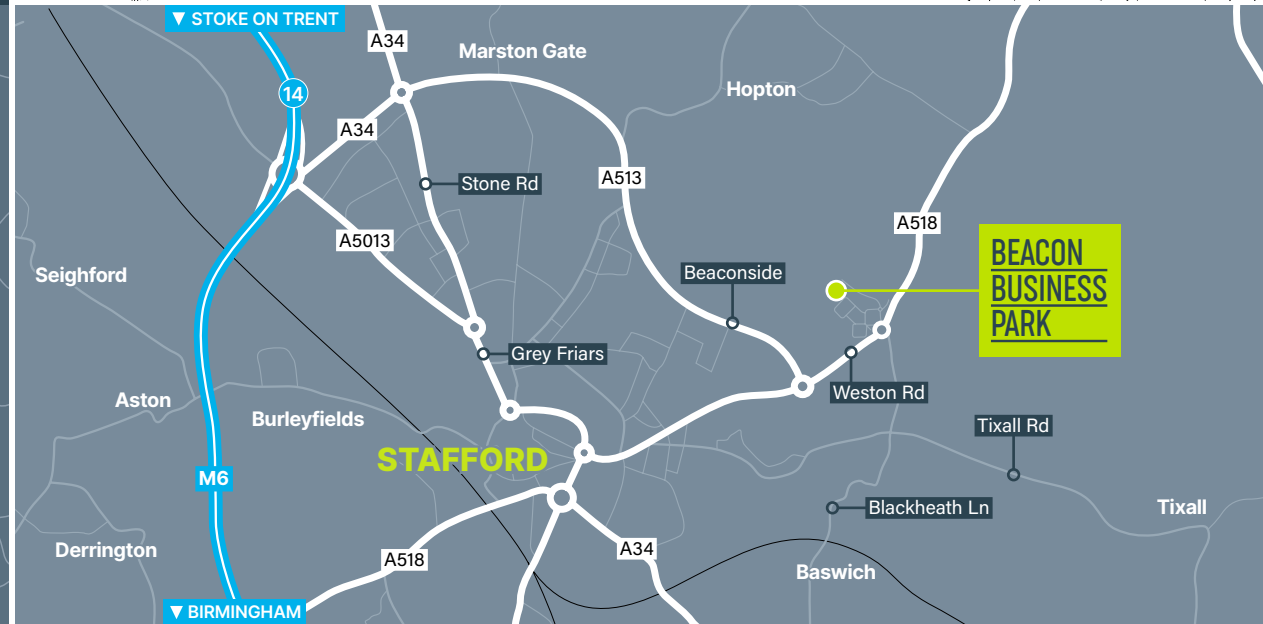
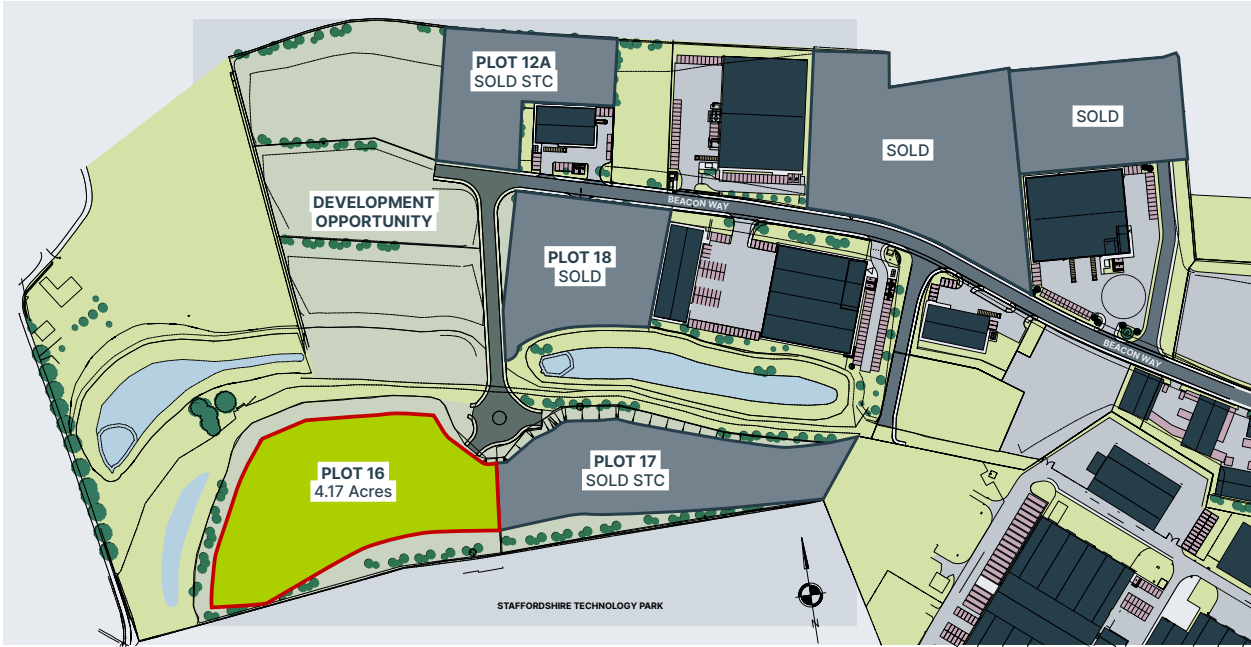


LOCATION

Beacon Business Park is situated in the of Staffordshire, UK. Its prime location is just 4.5 miles from the M6 via Junction 13 or 14. The park is also within one hour's drive of four regional airports.

	Birmingham Airport	39 miles
	Manchester Airport	55 miles
	Liverpool Airport	66 miles
	East Midlands Airport	43 miles

	M6 J14	10 minutes	4.5 miles
	M6 J13	13 minutes	5 miles
	A34	9 minutes	4 miles
	A50	20 minutes	12 miles
	M1 J24a	45 minutes	39 miles





BEACON
BUSINESS
PARK

MIDLANDS LOGISTICS & INDUSTRIAL MARKET

The Midlands market achieved record levels of take up (over 50,000 sq ft) in 2021 totalling over 22m sq ft, almost 24% increase on the previous year.

The North Staffordshire market is thriving with strong levels of occupier demand and high levels of take up in recent years. Rental levels have increased considerably.

Supply is at drastically low levels across the Midlands region, where potential development sites have been secured for large scale infrastructure projects, or now committed for specific occupier developments.



Classeq, Beacon Business Park

DEMOGRAPHICS



Over 3m
people within
45 min
drive time

Source; drive time maps, Nomis



Potential salary
savings of 18.5%
against the
national average



53% working
age population
are educated
to degree level,
13% higher than
national average



Cillock Engineering, Beacon Business Park



Wacker Neusen, Beacon Business Park

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BEACON BUSINESS PARK

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Land Opportunity

TENURE

The property is held freehold and is available with Vacant Possession.

DATA ROOM

Access to the data room is available on request to shortlisted parties.

ANTI-MONEY LAUNDERING

Acceptance of any offer will be subject to a satisfactory anti money laundering check and proof of funding.



CONTACTS

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