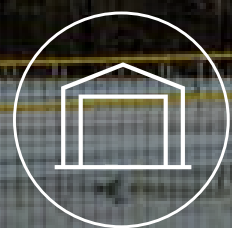


# ST. MODWEN PARK STOKE CENTRAL



ST1 5NP

WHAT3WORDS: ///SAND.TENDER.WIRE



Additional build  
to suit space  
of 72,000 SQ FT  
available



Targeted for Bream  
Excellent placing this  
building in the top  
10% of UK warehouses  
for sustainability

DETACHED WAREHOUSE UNIT AVAILABLE NOW

UNIT C55 TO LET: **55,232 SQ FT (5,131 SQ M)**

# High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Stoke C55** is a **highly sustainable warehouse** that will deliver benefits for your business, your people and the environment.

### An ideal location for the West Midlands

Stoke C55 is strategically positioned in close proximity to the A500, providing direct access to junctions 15 & 16 of the M6 and other commercial areas of the Stoke-on-Trent and Newcastle-under-Lyme conurbation.

It will also benefit from the new EVLR link which is in the process of being constructed. The new link road provides immediate access to the A500.

\*data obtained using TM54 energy modelling software.



Rooftop solar panels included as standard.



Smart LED lighting helping you reduce energy consumption by up to 75%.



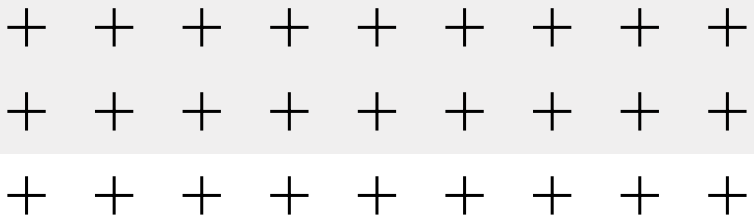
15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Breeam Excellent Targeted placing this warehouse in the top 10% of warehouses in the UK for sustainability.



With an EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



# Why choose Stoke C55?



Part of the wider 300 acre festival park development



Local amenities include Morrisons, Boots, McDonalds and Hilton Double Tree Hotel.



New link road by Stoke on Trent City Council. Direct access from A500 dual carriageway



Under an hour's drive from Birmingham Freightliner Terminal



## Strong local labour

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



## Highly skilled workforce

Strong manufacturing workforce with a very high concentration of engineering skills



## Labour cost savings

Potential salary savings of 14% against the national average

# You're well-connected



**2.2 MILES**

from Stoke on Trent city centre



**UNDER 5 MILES**

from the A50 and M6



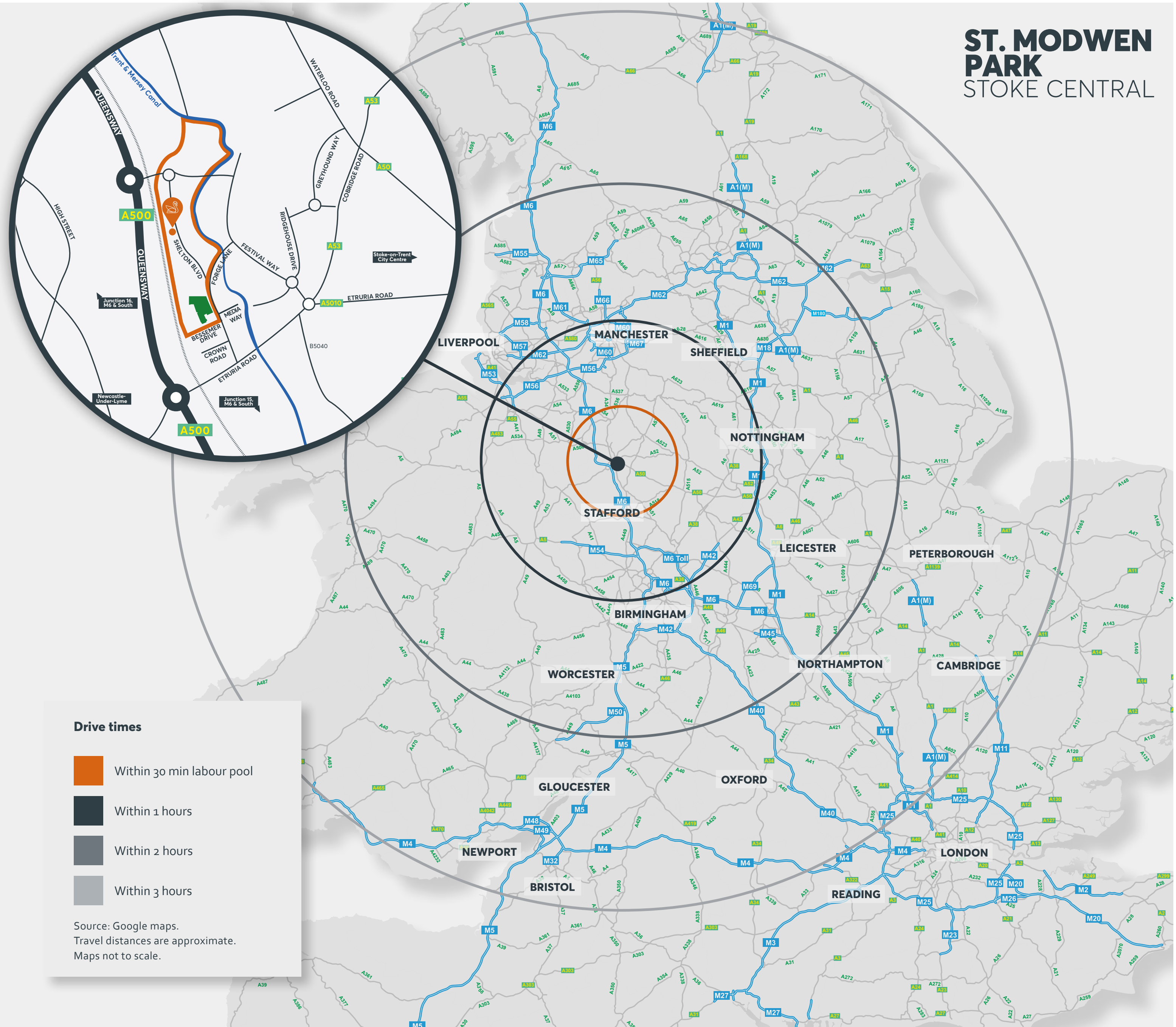
**47 MILES**

from Birmingham Intermodal Freight Terminal



**2 AIRPORTS**

close to two airports Manchester and East Midlands



**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

UNIT C55	
WAREHOUSE	48,355 SQ FT (4,492 SQ M)
OFFICES INC. GF CORE	3,741 SQ FT (348 SQ M)
PLANT DECK	3,136 SQ FT (291 SQ M)
<b>TOTAL</b>	<b>55,232 SQ FT (5,131 SQ M)</b>
EAVES HEIGHT	10 M
YARD DEPTH	50 M
DOCK LEVEL LOADING DOORS	5
LEVEL ACCESS LOADING DOORS	2
EURO DOCK DOORS	0
FLOOR LOADING	50 kN SQ M
CAR PARKING	52
HGV PARKING	7



BREEAM Excellent  
Targeted



50 kN sq/m  
floor loading



Unrestricted 24  
hour access / use



Planning consent  
for B8 / warehouse  
/ distribution uses



Swan standard  
specification



EPC  
A rated



EV car  
charging



First floor office with  
flexible undercroft  
for occupier fit-out



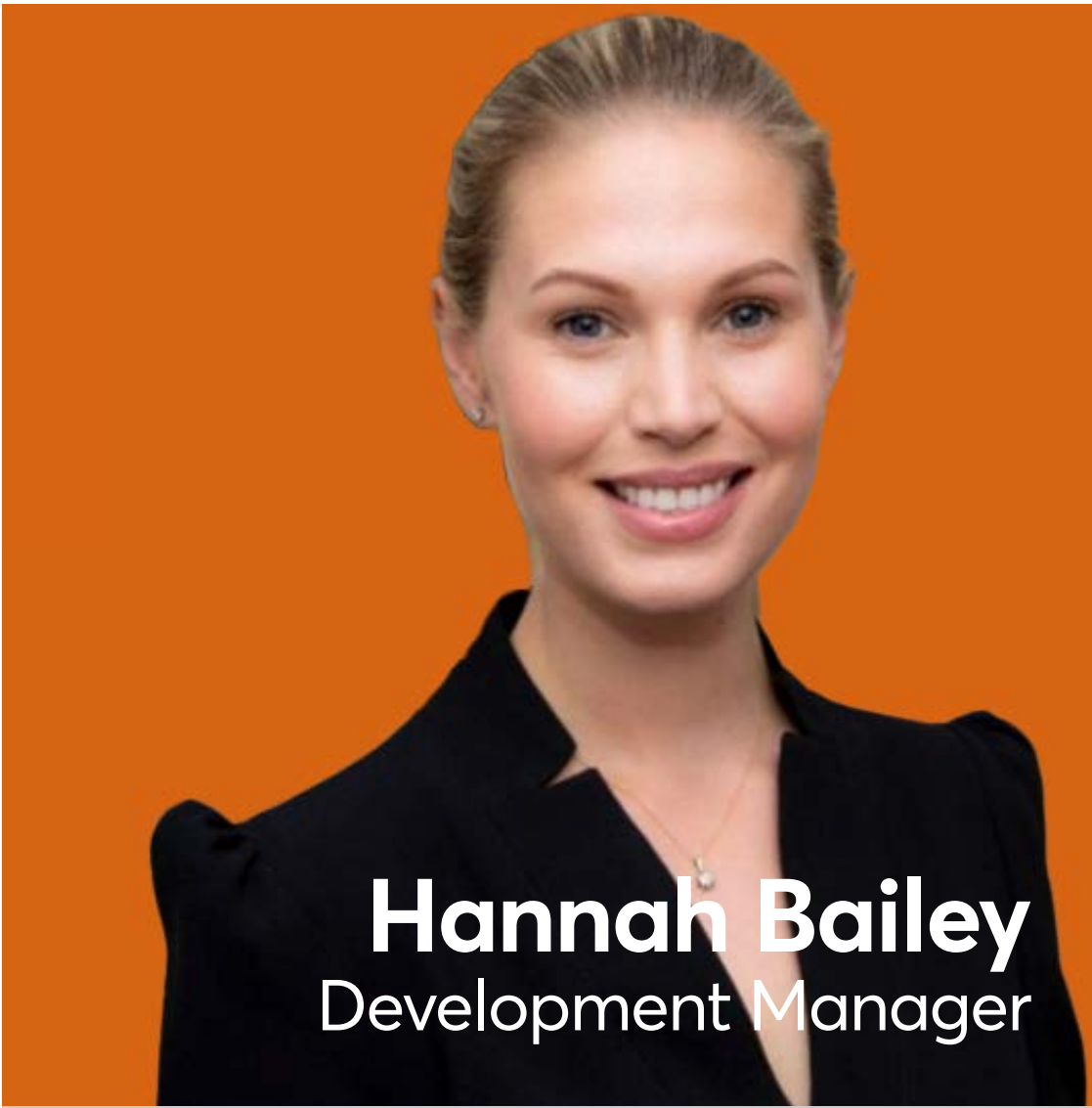
High quality estate  
environment, labour  
proximity and travel  
mode options



Enhanced landscaping  
and outdoor areas



Site plan is indicative.



**Hannah Bailey**  
Development Manager

“

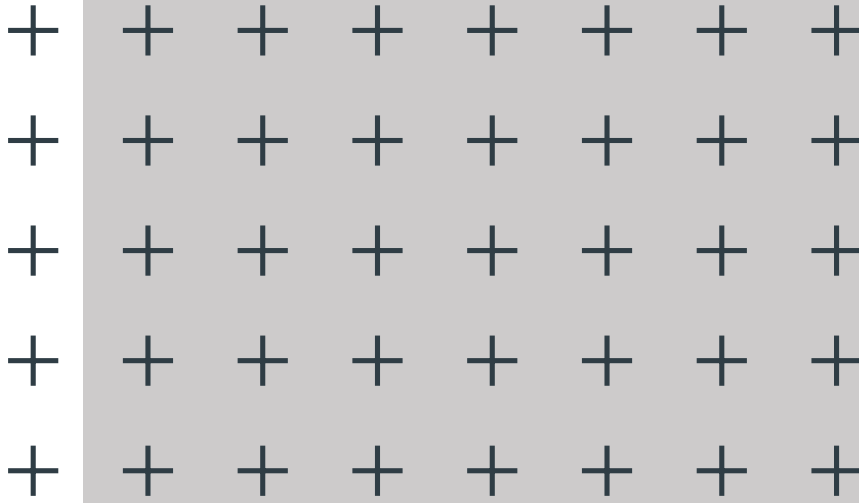
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan 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*

07870 845 650  
hannah.bailey@stmodwen.co.uk







“

At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Lee Nash,  
Head of Development**

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

**Huboo, St. Modwen Park Chippenham**

”

# 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 wellbeing
- 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



**AAA rated white goods**



**Refreshment stations**



**Smart metering**



**Low VOC/organic paints**



**Acoustic control**



**Intelligent LED lighting**



**Natural light**



**Low energy lifts**



**SUSTAINABILITY  
AT THE CORE**

**HIGH  
SPECIFICATION  
OFFICE AND  
RECEPTION  
SPACES**



**HANNAH BAILEY**

Development Manager

07870 845 650

hannah.bailey@stmodwen.co.uk

High performance space  
where you need it.

**ST. MODWEN  
PARK**  
STOKE CENTRAL



UNIT C55 SHELTON BOULEVARD,  
FESTIVAL PARK, STOKE-ON-TRENT,  
STAFFORDSHIRE ST1 5NP

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