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Mustang Drive, Stafford, ST16 1GW

Fully fitted modern warehouse unit 128,830 sq ft

### Available now



## Stafford 128

A self-contained modern warehouse unit located within an established logistics park in Stafford with other high-profile occupiers including Screwfix, Culina, Iron Mountain and Altecnic. Stafford 128 is prominently located to provide excellent road links, connecting to the UK's motorway network and providing access to many major cities.

### 3 MILLION

Over 3 million people living within 45 minutes drive time

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

**iFORCE** 

Source: Nomis

8

M6

SCREWFIX

Stafford 128

altecnic

IRON MOUNTAIN CLIMB HIGHER

A34

M6

**culina**group

LAND-ROVER

Arnold Clark

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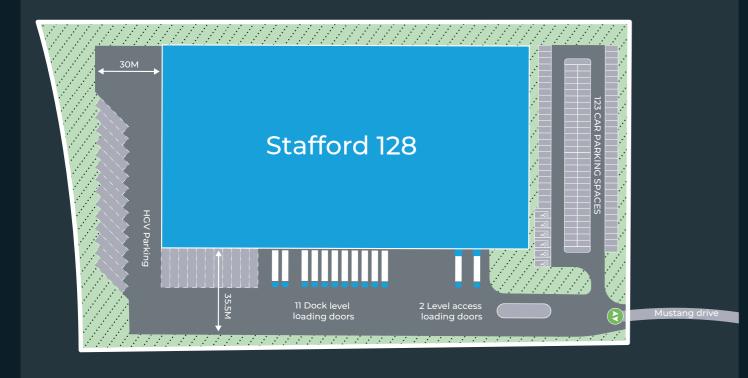


18.5%

Potential salary savings of 18.5% against the national average

### Stafford 128

Main entrance



### Accommodation

Stafford 128	Warehouse	Welfare	Office	Total
Sq ft	115,684	6,573	6,573	128,830
Sq m	10,747	611	611	11,969

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\*Gross internal areas

### Specification





office



Secure

site

EPC rating 'B'

Power supply 500kVa



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50 Kn/m2 floor loading

Integrated sprinkler system







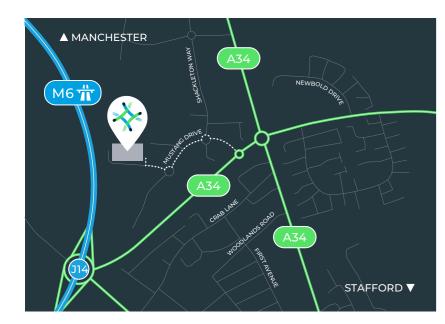




## **Prime logistics location**

Stafford 128 is well located next to J14 of the M6 motorway, connecting to the national motorway network. The site is situated 15 miles from Stoke-on-Trent and Birmingham City Centre is within a 35 minute drivetime. Birmingham international airport is only 49 minutes from the site.

	miles	mins
M6 (J14)	0.81	2
M54 (J1)	15.9	20
M1 (J24)	41.1	53
M5 (J1)	55	55



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	miles	mins
Birmingham Airport	41	49
East Midlands Airport	43	1 hr 4
Manchester Airport	50	1 hr 5

	miles	mins
Liverpool Port	69.9	1 hr 15
Bristol Port	112	1 hr 40

$\bigcirc$	miles	mins
Stoke-on-Trent	14.9	17
Birmingham	32	1 hr 1
Manchester	59	1 hr 36

# Logicor

#### Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.

#### Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

#### Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.



#### Anthony McCluskie - Logicor

"Logicor's Stafford 128, is located in the right strategic spot to provide excellent road links, connecting to the UK's motorway network and providing excellent access to many major cities. We are delighted to be able to deliver modern and highly sustainable warehouses to the region."



Georgina Thompson - MI Agency

"Stafford 128 provides a rare opportunity for a fully fitted modern warehouse unit, suitable for a range of uses, and is available now."

Please contact us for further information:



James Keeton james.keeton@m1agency.co.uk +44 (0) 7812 250 857

Georgina Thompson georgina.thompson@mlagency.co.uk +44 (0) 7793 461 360

Kayleigh Mason kayleigh.mason@mlagency.co.uk +44 (0) 7793 461 360 Knight Frank Birmingham 0121 200 2220 KnightFrank.co.uk

James Clements james.clements@knightfrank.com +44 (0) 121 233 6460

Edward Kennerley edward.kennerley@knightfrank.com +44 (0) 121 233 6461

STAFFORD128.CO.UK

Stafford 128 Mustang Drive, Stafford, ST16 1GW



Fourth Floor, 30 Broadwick Street, London, W1F 8JB LOGICOR.EU ukenquiries@logicor.eu

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