

**ST. MODWEN
PARK**
STOKE SOUTH

S250

STOKE-ON-TRENT
STAFFORDSHIRE
ST4 4TW

**DETAILED CONSENT
GRANTED**



New 15m Logistics Unit
250,782 sq ft (23,298 sq m)

 **ST.MODWEN**



THE OPPORTUNITY

ST MODWEN PARK STOKE SOUTH IS A 400 ACRE (162 HECTARE) MIXED-USE BUSINESS PARK WITH 2.3 MILLION SQ FT OF DEVELOPMENT COMPLETED TO DATE.

S250 will comprise a new 250,782 sq ft logistics facility built to the highest specification.

The scheme benefits from direct access to the A50 dual carriageway which provides connections to junctions 15 and 16 of the M6 via the A500 (2.8 miles and 13 miles respectively), whilst junction 24a of the M1 is easily accessible via the A50 eastbound dual carriageway.

Existing occupiers on the development include Screwfix, Amazon, Pets at Home, Autoneum and Glen Dimplex.



S250



SCREWFIX

AMAZON

GLEN DIMPLEX

PETS AT HOME

DSV

STOKE CITY F.C

AUTONEUM

PORTMERION

DUNELM

**To Derby
34.6 miles**

XPO

A50

**To M6 J15
2.8 miles**

A500

**To M6 J16
10.9 miles**



DEMOGRAPHICS



1 million
live locally with
3 million
within an hour's drive



Workforce within a
45 minute
drive time is
equivalent to those
of Manchester and
Birmingham

Source: Make it Stoke and Staffs

LABOUR FORCE IN TRANSPORT

% OF WORKFORCE IN TRANSPORT & STORAGE

Stoke-on-Trent	6.3%
West Midlands	5.9%
UK	4.7%

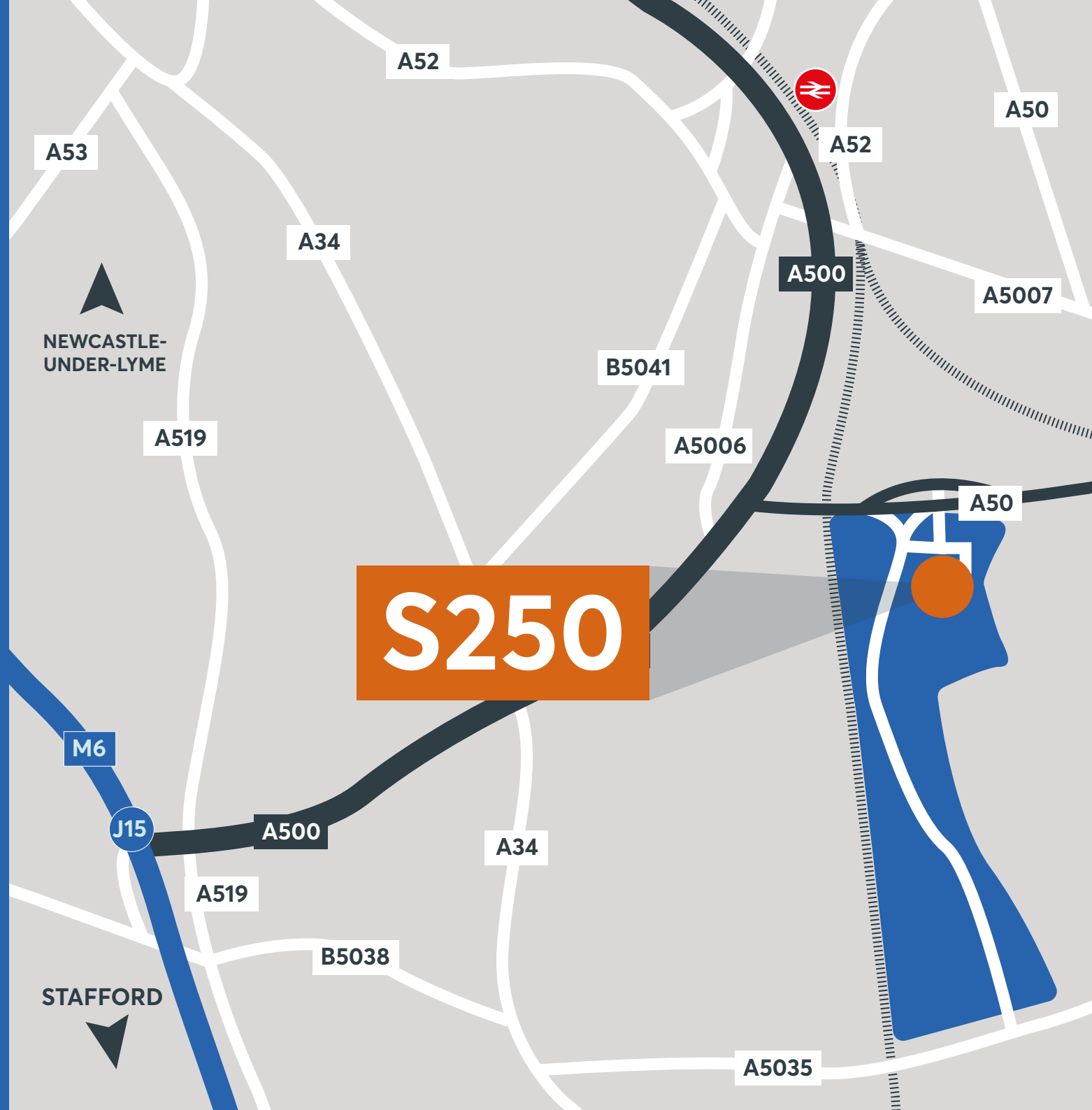
% OF WORKFORCE IN MANUFACTURING

Stoke-on-Trent	13.5%
West Midlands	12.2%
UK	8.3%

GROSS WEEKLY PAY

Stoke-on-Trent	£469
West Midlands	£510.20
UK	£540.20

Source: Nomisweb.co.uk



TRAVEL DISTANCES

CITIES

Stoke City Centre	3.4 miles (5.5 km)
Stafford	14.8 miles (23.8 km)
Crewe	16.9 miles (27.2 km)
Birmingham	43.8 miles (70.5 km)
Manchester	46 miles (74 km)
London	157 miles (252.6 km)

ROADS

M6 J15	2.8 miles (4.5 km)
A500	1 mile (1.6 km)
A50	0.3 miles (0.5 km)
M1 J24a	39.9 miles (64.2 km)
M62 J10	39.7 miles (63.9 km)

AIRPORTS

East Midlands	43.4 miles (69.8 km)
Birmingham	54.1 miles (87 km)
Manchester	32 miles (51.5 km)
Heathrow	154 miles (247.8 km)

PORTS

Peel Ports Liverpool	64.1 miles (103.1 km)
London Gateway	186 miles (299.3 km)
Port of Dover	240 miles (386.2 km)
Felixstowe Port	206 miles (331.5 km)

Source: Google Maps



ST. MODWEN PARK STOKE SOUTH

S250	
Warehouse	222,885 sq ft
Three Storey Offices	22,640 sq ft
Two Storey Hub Offices	5,257 sq ft
Total GIA*	250,782 sq ft

*Subject to measurement



Haunch height
15m



Floor loading
50kn m2



33
additional HGV/
trailer spaces



50 - 92m
yard depth



280
car parking
spaces



24 Dock doors
4 Euro docks
4 Ground level doors



MAJOR LOCAL OCCUPIERS:

autoneum

GlenDimplex

PORTMEIRION®

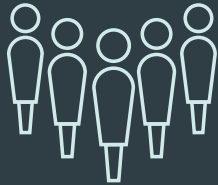
SCREWFIX

amazon

**pets
at home**

⊠ Dock doors ⊠ Euro dock

STATISTICS



Staffordshire offers one of the UK's **largest** labour pools



2.8 miles from J15 M6



UK Government assisted area



2.7 million people within a 45 minute drive



90% of the UK population within 4 hours or less



2.3 million sq ft developed



Strong manufacturing workforce with a very high concentration of engineering skills



Potential salary savings of **14%** against the national average



All Services available to site



400 Acre business park



Home to global occupiers including Amazon, Pets At Home, Screwfix and Autoneum



Last remaining plot capable of accommodating **250,000 sq ft**

Working Population
(Average Annual Wages
- Office for National Statistics):

Great Britain	£28,866
London (outer)	£31,298
West Midlands	£27,949
Staffordshire	£26,022

Source: makeitstokestaffs.co.uk

ST. MODWEN'S TRACK RECORD

St. Modwen delivers major warehouses for high profile brands:



ST. MODWEN PARK DONCASTER

A 400,000 sq ft business park, occupiers include Bosch and DB Schenker.



ST. MODWEN PARK STOKE CENTRAL

Across the wider St. Modwen Park Stoke Central and Festival Park developments St. Modwen has delivered in the order of 1.4m sq ft of commercial development to date, with some 3.6m sq ft across the wider Stoke-on-Trent area.



ST. MODWEN PARK BURTON

A 50 acre industrial and distribution site, St. Modwen Park Burton has outline planning consent for up to 1,000,000 sq ft (92,900 sq m) of commercial space, with the first industrial unit occupied by Hellmann Worldwide Logistics.



ST. MODWEN PARK TAMWORTH

St. Modwen Park Tamworth is a 32 acre prime distribution site adjacent to junction 10 of the M42 motorway, which will provide 690,000 sq ft of commercial space.



CENTURION PARK, TAMWORTH

Centurion Park in Tamworth is a 21 acre logistics and distribution development which boasts high profile occupiers including DFS, DB Schenker, Aldi, AAH Pharmaceuticals and Pirelli.



TRAFFORD PARK, MANCHESTER

430,000 sq ft distribution centre for Adidas.





THE DEVELOPER

ST. MODWEN IS A DIFFERENT KIND OF PROPERTY PARTNER TAKING A DIFFERENT VIEW. THIRTY YEARS' EXPERIENCE AS AN EXPERT DEVELOPER AND REGENERATION SPECIALIST, DEALING WITH COMPLEX AND CHALLENGING SITES, HAS TAUGHT US TO CHALLENGE THE NORM AND CREATE NEW AND SUSTAINABLE SOLUTIONS TO BENEFIT ALL THOSE INVOLVED.

Today, we continue to unlock value and deliver quality outcomes across a wide range of activities, from regeneration to the long-term planning and development of commercial and residential assets, as well as active asset management.

We combine end-to-end expertise - through our network of regional offices, our residential business and our central asset management

team, and through joint ventures with public sector and industry leading partners - to deliver lasting results for all concerned.

St. Modwen's customers include a range of high quality global occupiers including Hellmann Worldwide Logistics, Grupo Antolin, Screwfix Direct, DPD and Amazon.

FOR FURTHER INFORMATION

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stmodwen.co.uk

