



345,039 Sq ft
Available To Let

RKW
Retail Knows Why...

JAGUAR

REL STORAGE
AND LOGISTICS



STONE

antylia
SCIENTIFIC

M&S

STOKE-ON-
TRENT

Morrisons

REVLON

Exceptional Connectivity

Stone Business Park,
ST15 0TE

///highways.plums.fizzy



PLP Stafford

- + Established, successful business park
- + Prominent and highly visible landmark location
- + Excellent dual carriageway access via A34
- + Carbon Net Zero Development
- + Only 5 miles to J14 of M6, 9 miles to J15 of M6
- + 5 MVA available power

A50
(15 miles)

Stoke, J15 of M6
(9 miles)

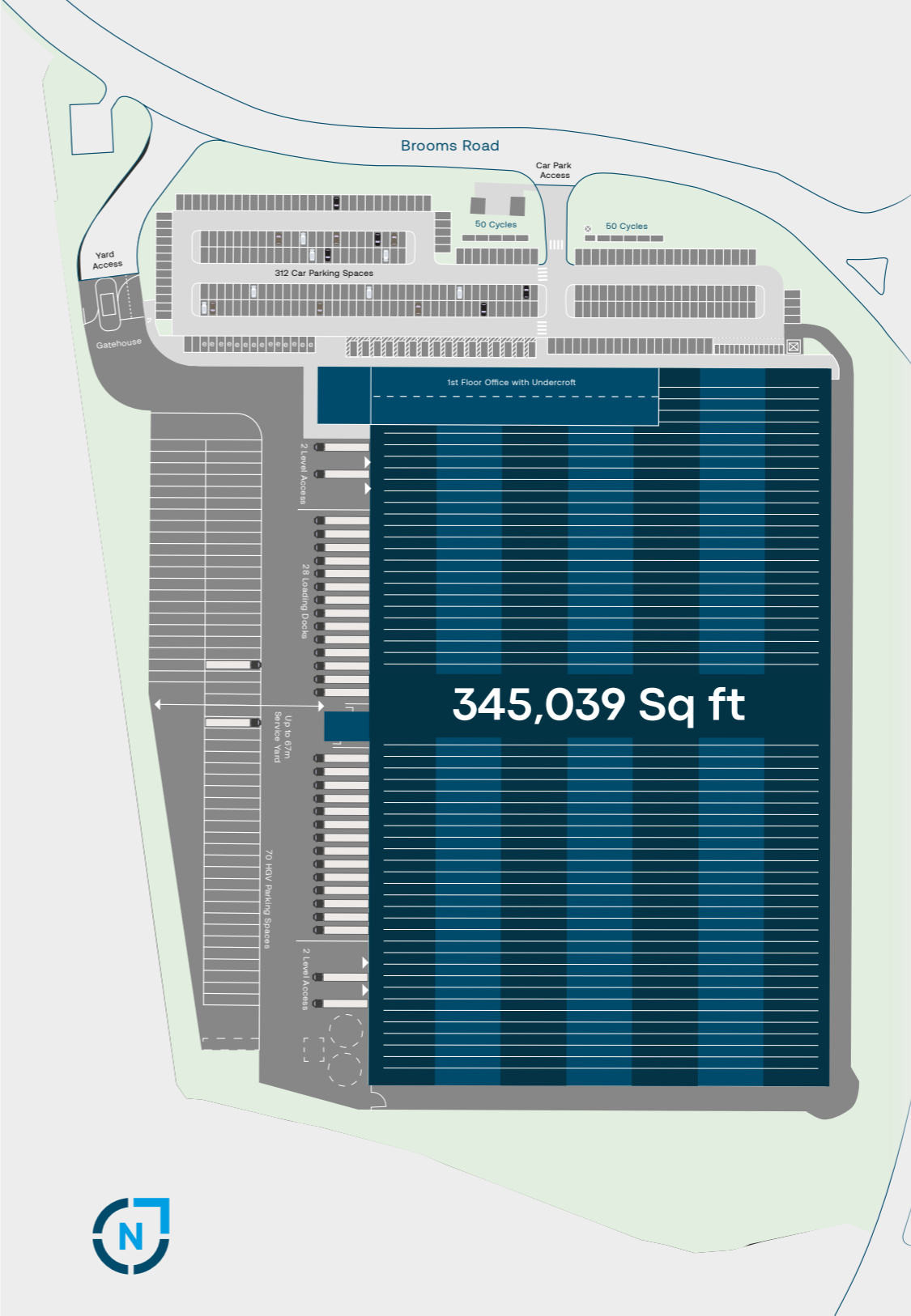
Stafford Town Centre,
J14 of M6 (5 miles)

A34

A34

A51

A34



**5 MVA
of Power**



**18m Eaves
Height**



**4 Level
Access Doors**



**28 Dock
Doors**



**16 Electric Vehicle
Charging Bays**



**312 Car
Parking Spaces**



**70 HGV
Parking Spaces**



**Up to 67m
Secure Yard**



**50KN/m2 Warehouse
Floor Loading**



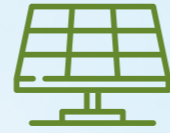
Unit	Sq m	Sq ft
Warehouse	30,015	323,083
Offices	1,790	19,268
Hub Office	222	2,392
Gatehouse	28	296
Total	32,055	345,039



Rainwater Harvesting



BREEAM Excellent



Solar Photovoltaic Panels



10% Biodiversity Net Gain



Electric Car Charging



Showering & Changing Facilities



12% Rooflights



EPC 'A' Rating



Air Source Heating & Cooling



LED Lighting



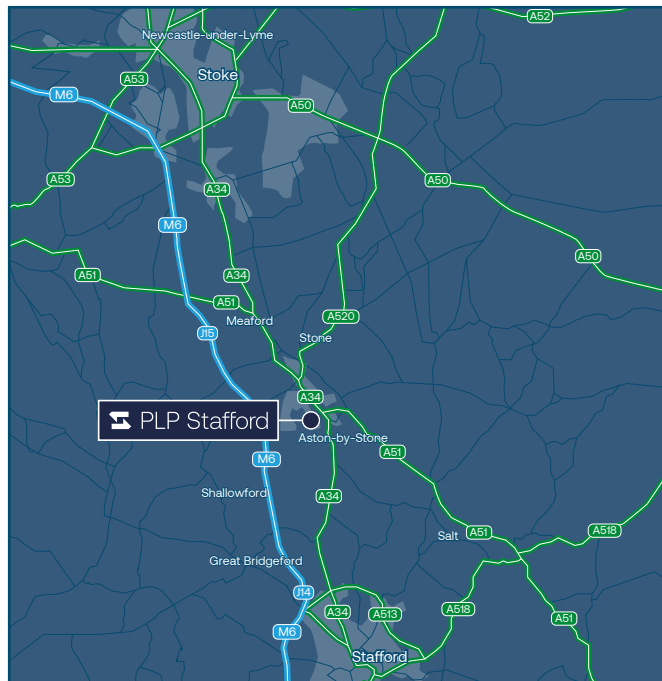
Secure Cycle Parking



A Carbon Net Zero Development



Just an 8 Minute Drive to M6 J14



Road	Miles	Time
M6 J14	5	8 mins
M6 J15	9	15 mins
Stoke	10	16 mins
Birmingham	35	40 mins
Manchester	53	1h 5 mins
Liverpool	65	1h 15 mins
London	149	2h 40 mins



Rail	Miles	Time
Stone	2	5 mins
Stafford	6	12 mins

(Source: CACI)

5.1 Million People Within 1 Hour Drive



Air	Miles	Time
East Midlands	44	50 mins
Birmingham	45	50 mins
Manchester	46	52 mins
Liverpool	59	1h 5 mins



Port	Miles	Time
Liverpool	66	1h 20 mins
Immingham	126	2h 20 mins
Felixstowe	196	3h 20 mins

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