

A large, stylized graphic of the number '46' in a light grey color, set against a black background. The '4' is on the left and the '6' is on the right. The '4' has a thick, blocky appearance. The '6' is also thick and blocky, with a large circular loop at the bottom. The overall style is modern and minimalist.

STRATFORD46
BUSINESS PARK

WARWICKSHIRE

STRATFORD 46 BUSINESS PARK

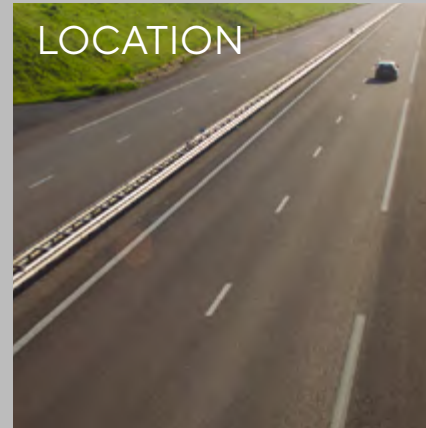
THE NEW DESTINATION FOR BUSINESS IN WARWICKSHIRE

A 65 ACRE DEVELOPMENT
OFFERING FLEXIBLE OFFICE,
INDUSTRIAL/WAREHOUSE AND
ROADSIDE OPPORTUNITIES.

MASTERPLAN



LOCATION



OFFICES



INDUSTRIAL /
WAREHOUSE



ROADSIDE



LOCAL AREA



CONTACTS





ALL DELIVERED TO THE HIGHEST SPECIFICATION BY AN EXPERIENCED TEAM

The development offers a unique opportunity to occupy flexible space that can be tailored to specific requirements and will be built to the highest specification by the IM Properties team.

Build to suit opportunities available now.

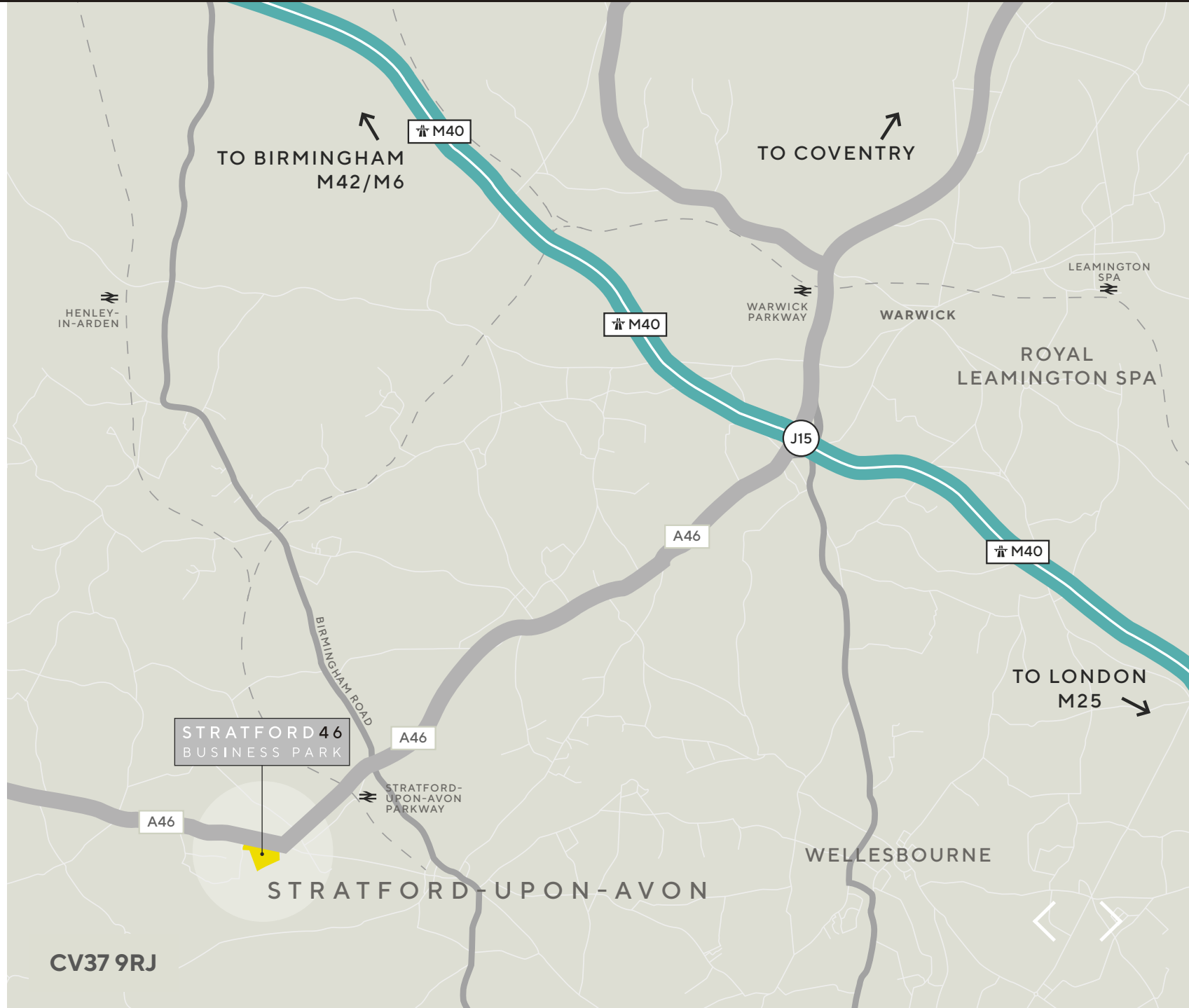




Stratford46 Business Park is strategically located with immediate access to the A46 and just 7.5 miles from J15 of the M40, leading to the M25 to the South and M42 to the North and the national motorway network beyond.

Stratford Parkway station is a 5 minute drive away with direct trains to Birmingham Moor St in 46 minutes and London Marylebone in 90 mins via Warwick Parkway which is approx. 7.5 miles away

This is an opportunity not only to re-locate to Warwickshire's newest destination for business and industry, but to also have access to a growing and skilled workforce.





A46 to M40 J15
(7.5 miles)

Stratford-upon-Avon
Parkway

Stratford-upon-Avon
town centre

Bannatyne
Health Club

870 homes and school
under construction

A422 to Stratford-upon-Avon
town centre (0.8 miles)

New roundabout
and estate road

ROADSIDE

OFFICE

A46 to Evesham
& M5 J6

INDUSTRIAL/
WAREHOUSE

UNDER CONSTRUCTION
South Western
Relief Road





OFFICES

FLEXIBLE OPPORTUNITIES
FROM 10,000 TO 140,000 SQ FT

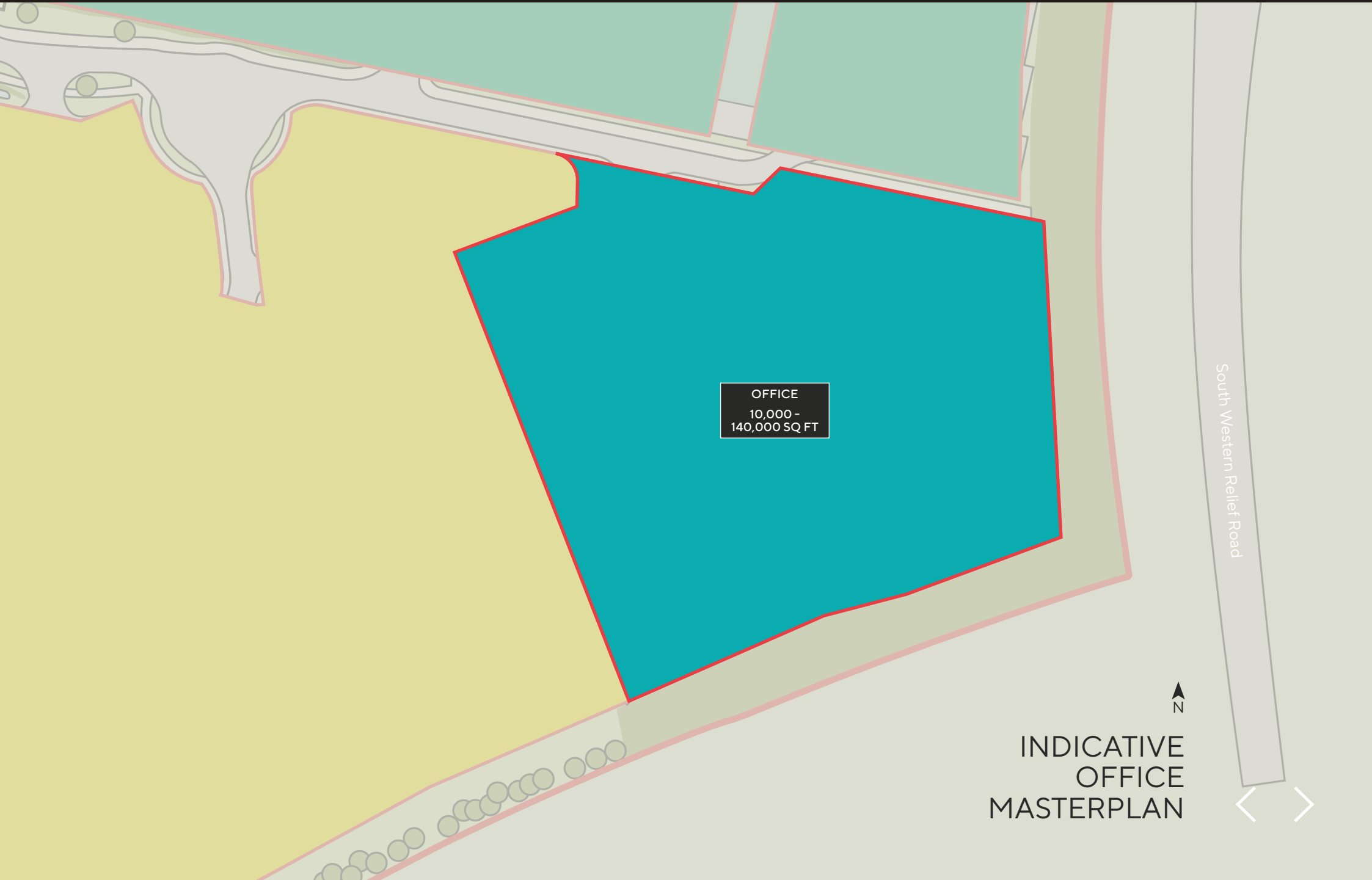
Indicative CGI



OFFICES

- › Double height entrance reception
- › Cycle parking and shower facilities
- › Metal tile suspended ceilings
- › LED lighting
- › Fully accessible raised floors
- › Dedicated secure parking
- › On floor male, female and disabled WCs
- › Combined comfort cooling and heating
- › Extended public bus service
- › Targeting EPC B
- › Passenger lifts





OFFICE
10,000 -
140,000 SQ FT

South Western Relief Road

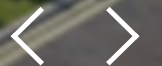


INDICATIVE
OFFICE
MASTERPLAN



INDUSTRIAL / WAREHOUSE

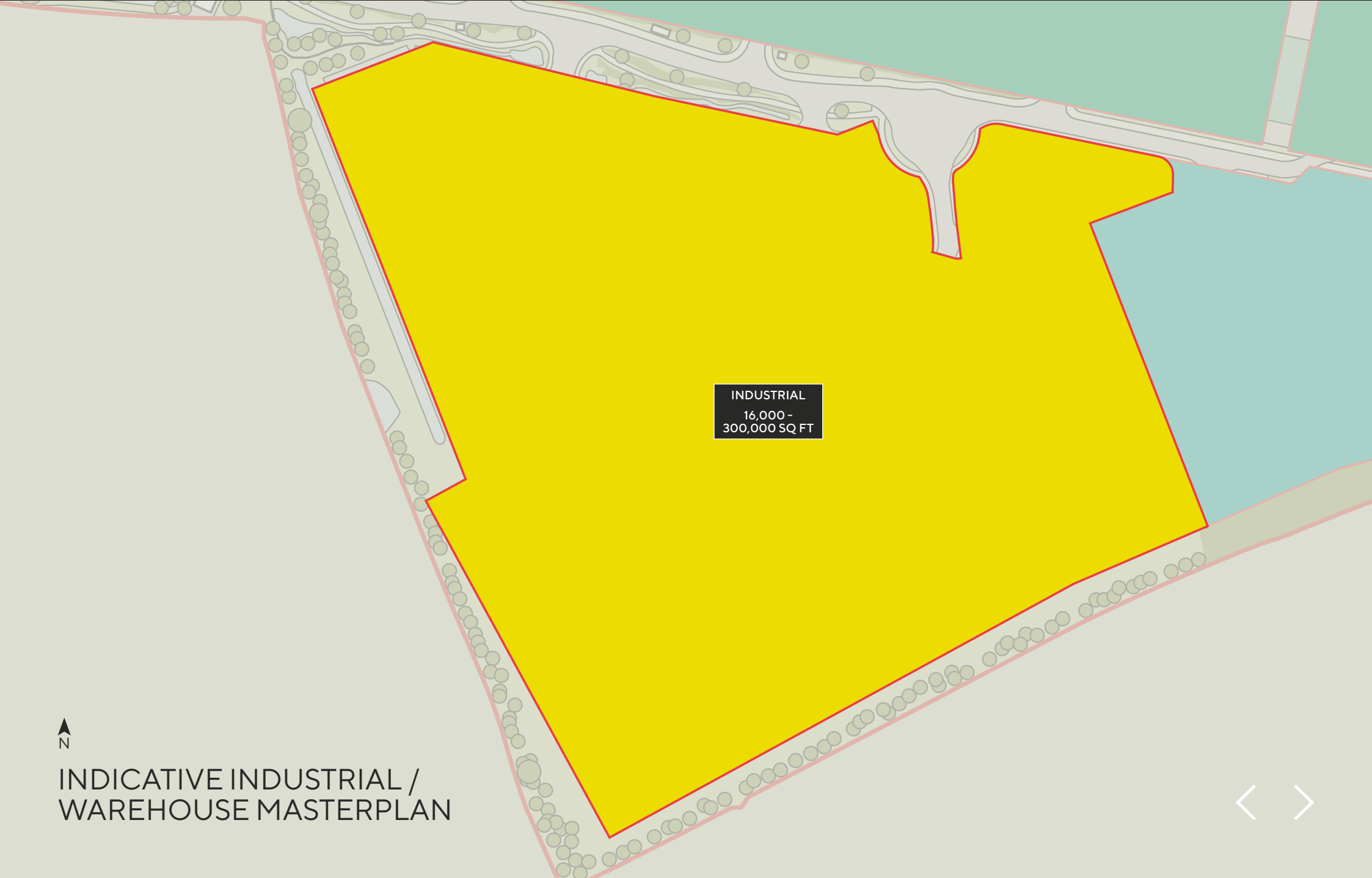
BUILT TO SUIT UNITS AVAILABLE
FROM 16,000 TO 300,000 SQ FT



INDUSTRIAL / WAREHOUSE

- › Build-to-suit industrial / warehouse / distribution / R&D units from 16,000 - 300,000 sq ft
- › Up to 15m clear internal height
- › Dock and level access loading doors
- › Up to 50 kN/m² floor loading
- › High quality office accommodation, including suspended ceilings with LED lighting and raised access floors
- › Secure self-contained yards
- › Highly sustainable units targeting EPC A for lower operational costs





INDUSTRIAL
16,000 -
300,000 SQ FT

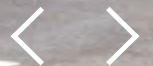


INDICATIVE INDUSTRIAL /
WAREHOUSE MASTERPLAN



ROADSIDE

18.6 ACRES OF OPPORTUNITY WITH
PLOTS AVAILABLE FROM 0.5 ACRES



ROADSIDE

- Four prominent development plots totalling approximately 18.6 acres, with plots available from 0.5 acres and capable of subdivision
- Excellent frontage to the A46, which has an annual average daily flow of 24,708 (DfT) vehicle movements
- Outline planning in place for A1 (Bulky goods) and Sui Generis uses
- Planning secured for buildings up to 12m in height allowing for double height showroom space



INDICATIVE ROADSIDE MASTERPLAN



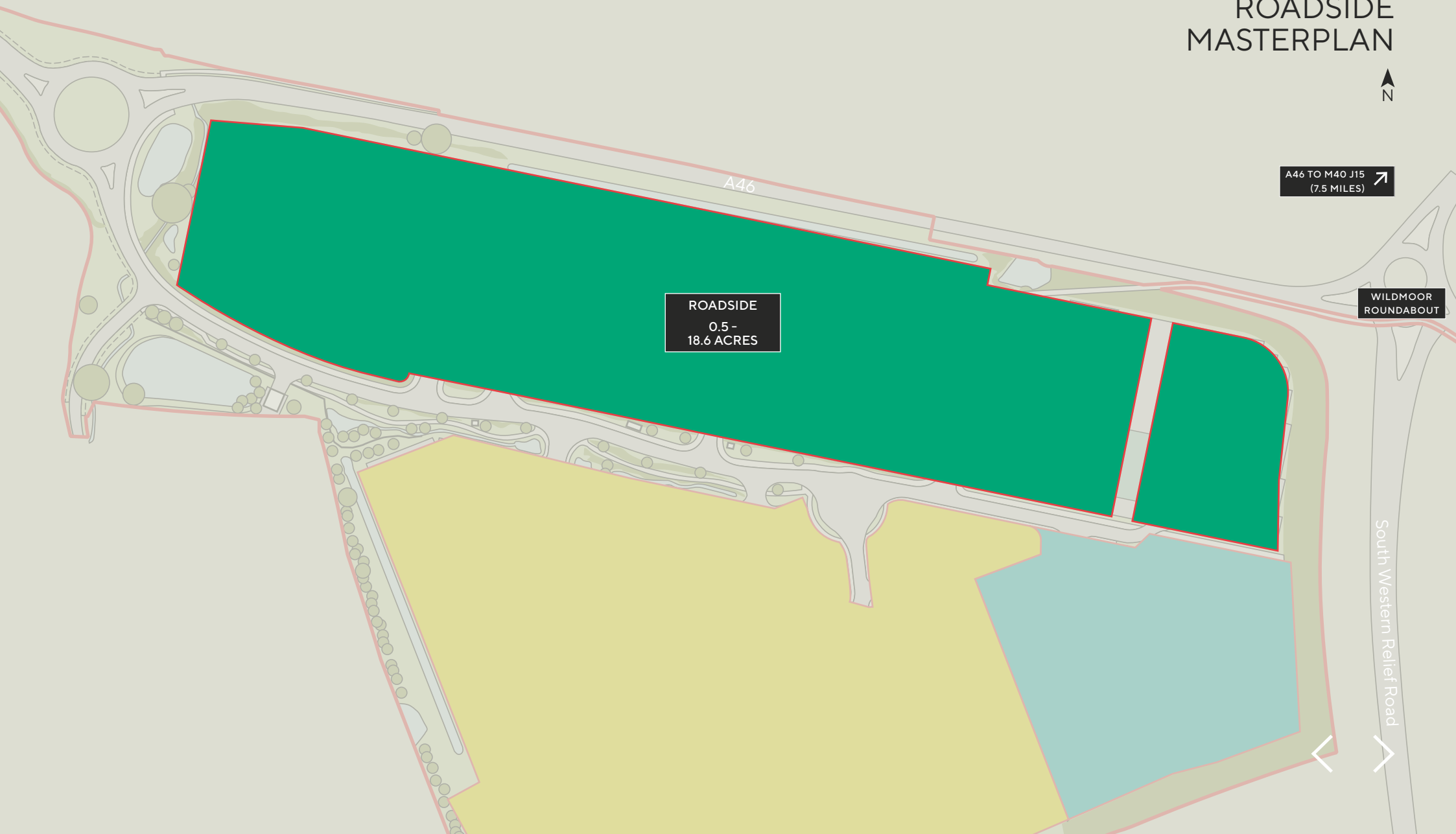
A46 TO M40 J15
(7.5 MILES) ↗

WILDMOOR
ROUNDBABOUT

ROADSIDE
0.5 -
18.6 ACRES

A46

South Western Relief Road



LOCAL AREA

Stratford46 is perfectly situated to benefit from the use of the fantastic amenities and wealth of culture that nearby Stratford-upon-Avon has to offer.

The town has a range of eateries from fine dining to eclectic cafés as well as boutique shops and a variety of fitness choices.

With its famous history as the birthplace of Shakespeare, as well as more modern cultural options, such as a contemporary new cinema, there's something for everyone.



FOOD & DRINK

- Boston Tea Party
- Box Brownie Coffee
- Cox's Yard
- Giggling Squid
- Hotel du Vin
- Lambs
- Loxleys Restaurant & Wine Bar
- Salt
- The Encore
- The Opposition
- The Pantry
- The Townhouse
- The Woodsman

CULTURE

- Royal Shakespeare Theatre
- Everyman Cinema
- Shakespeare's Birthplace

HEALTH & WELLBEING

- Bannatyne Health Club & Spa
- Hallmark Hotel
- Anytime Fitness
- The Loft

RETAIL

- Bell Court
- Maybird Shopping Park
- Maybrook Shopping Centre





BUILD TO SUIT OPPORTUNITIES

AVAILABLE TO DISCUSS NOW

STRATFORD46.COM



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ROADSIDE

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