

ST. MODWEN PARK UTTOXETER

ST14 5DS (A50)



ST. MODWEN

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BUILD TO SUIT - LOGISTICS WAREHOUSE OPPORTUNITIES TO LET
UP TO 395,000 SQ FT (36,696 SQ M)



ST. MODWEN PARK UTTOXETER

Uttoxeter lies in a strategic location on the A50 almost equidistant between Burton-on-Trent and Stoke-on-Trent. Ideally located in the centre of the country Uttoxeter provides excellent connectivity North, South, East and West. Derby is conveniently located 20 minutes away which is home to occupiers such as Rolls Royce and Alstom with a high tech workforce.

The site is located to north of the town and benefits from a strong labour pool and excellent public transport links which includes Uttoxeter Railway Station. Major occupiers in the town and surrounding area include JCB, Toyota, Top Hat Industries, AO.com and Kheune & Nagel.

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

Changing places. Creating better futures.

Indicative computer generated image.

ST. MODWEN PARK UTTOXETER

WHY UTTOXETER?

- Direct access to A50 linking to M6, A38 & M1
- Average salaries are lower than regional average around £23,800 for warehouse operative roles
- Typical gross weekly salary of £428 per week is lower than other local catchments
- Approximately 167,000 household and 398,700 within Uttoxeter catchment which is higher than competing sites
- 61% of population within catchment is within the working age (16 to 65)
- Significant household growth expected in Uttoxeter





TRAVEL DISTANCES

CITIES

Stoke on Trent	15 miles
Stafford	16 miles
Derby	22 miles
Crewe	30 miles
Nottingham	39 miles
Birmingham	50 miles
Manchester	59 miles
London	144 miles

RAIL FREIGHT TERMINALS

Gateway Rail Freight Terminal, East Midlands	30 miles
BIFT, Dordon	37 miles
Hams Halls RFT, Coleshill	37 miles
Freightliner Terminal, Birmingham	42 miles
DIRFT, Daventry	66 miles

AIRPORTS

East Midlands	30 miles
Birmingham	43 miles
Manchester	52 miles
Heathrow	144 miles

MAJOR ROADS

A500	24 miles
M6, Junction 16	30 miles
M1, Junction 24	50 miles
M5, Junction 14	114 miles
A38	117 miles

Source: Google Maps

Strong manufacturing workforce with a **very high** concentration of engineering skills

Close proximity to **JCB**

5.1% current unemployment rate within East Staffordshire

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

61% of total population are within the working age (16 to 65)

MASTER PLAN LAYOUTS

Build to suit opportunities up to 395,000 sq ft, all with a range of bespoke fit out options. A number of alternative master plans have been outlined below.

All floor areas are approximate gross internal areas:



MASTER PLAN 1 - UNIT 4

WAREHOUSE	54,000 sq ft
OFFICE	2,615 sq ft
TOTAL	56,615 sq ft

MASTER PLAN 1 - UNIT 1

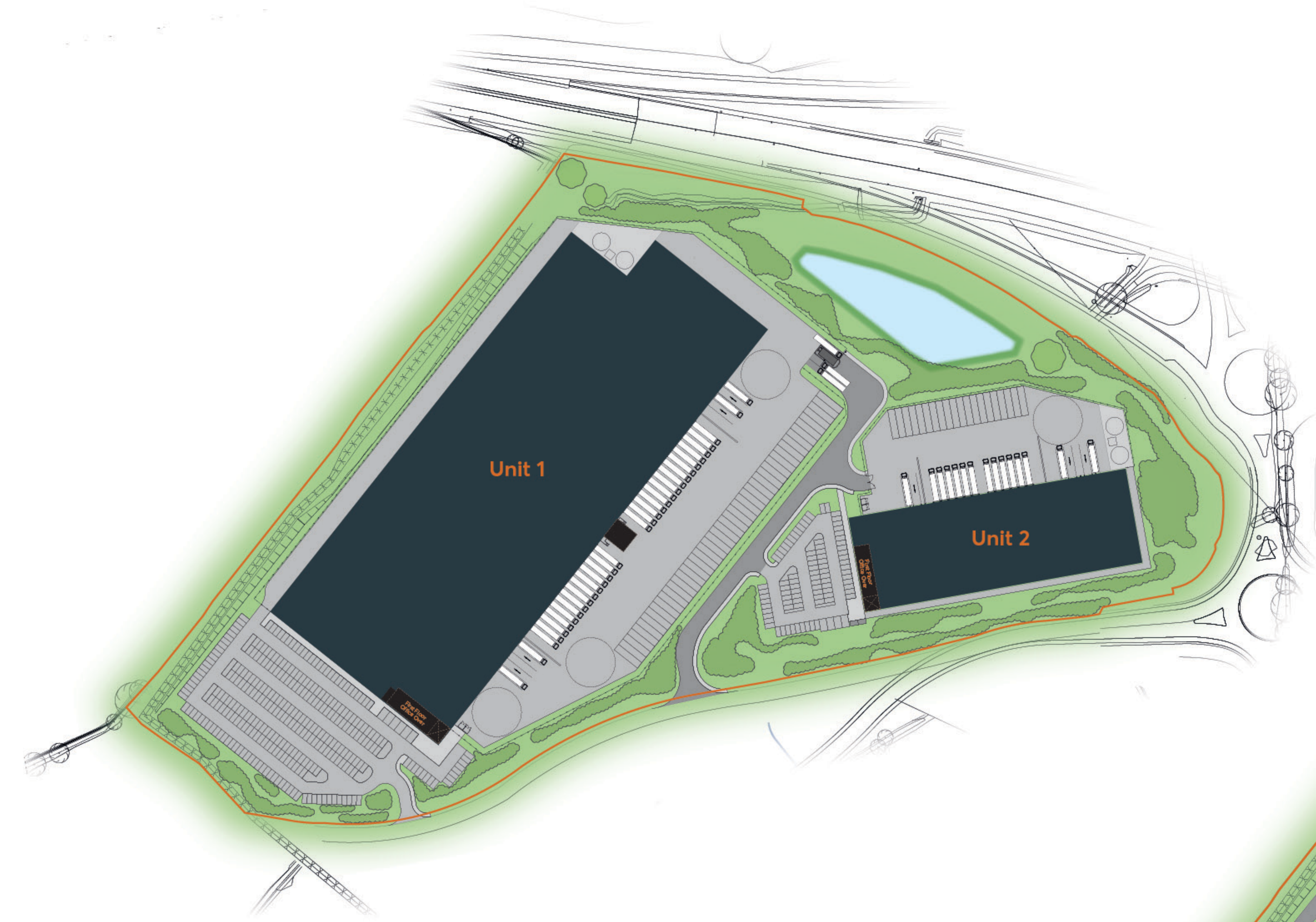
WAREHOUSE	41,500 sq ft
OFFICE	2,615 sq ft
TOTAL	44,115 sq ft

MASTER PLAN 1 - UNIT 2

WAREHOUSE	62,000 sq ft
OFFICE	3,615 sq ft
TOTAL	65,615 sq ft

MASTER PLAN 1 - UNIT 3

WAREHOUSE	170,000 sq ft
OFFICE	8,688 sq ft
TOTAL	178,688 sq ft

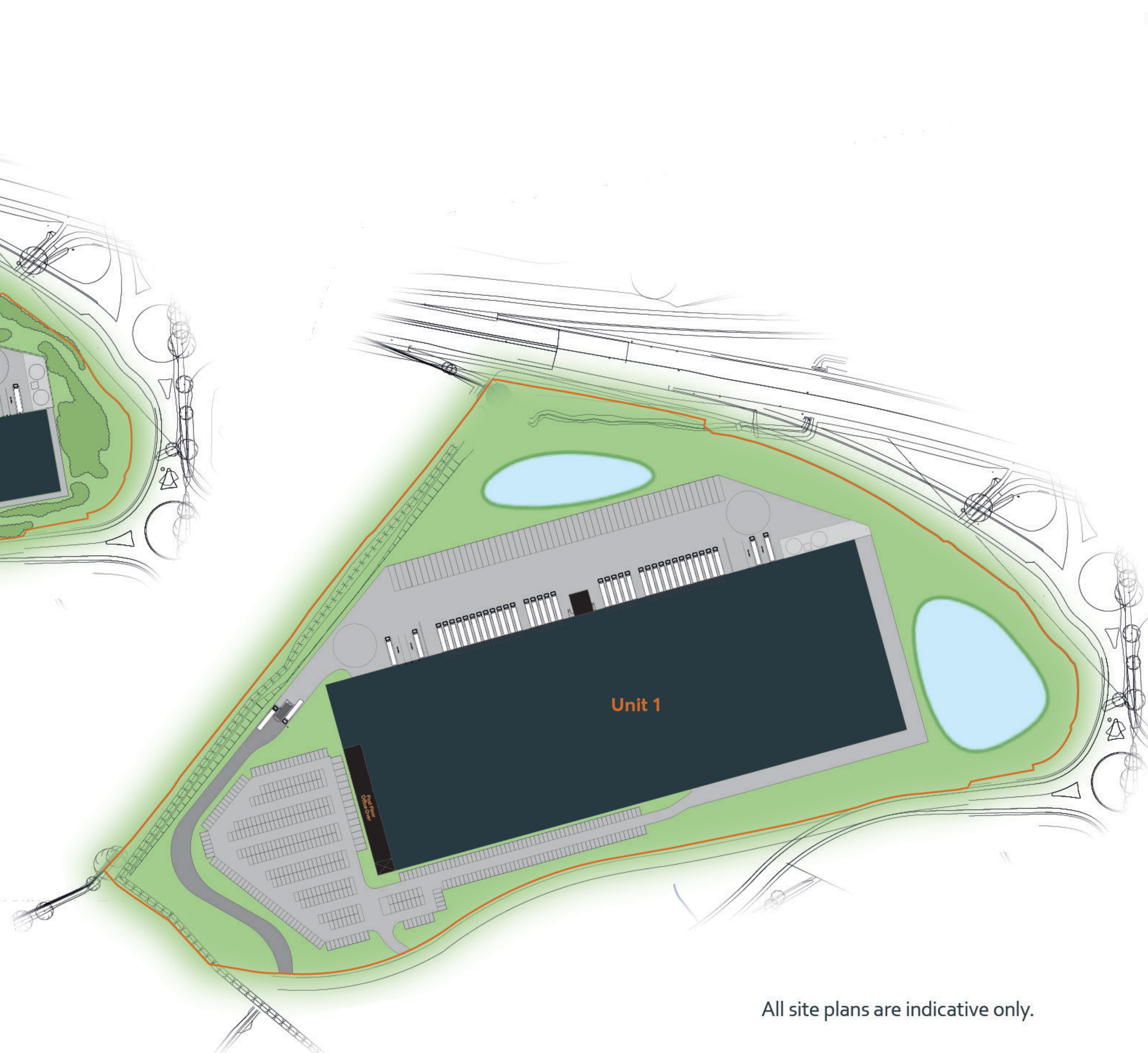


MASTER PLAN 2 - UNIT 1

WAREHOUSE	301,000 sq ft
OFFICE	14,688 sq ft
HUB	3,000 sq ft
TOTAL	318,688 sq ft

MASTER PLAN 2 - UNIT 2

WAREHOUSE	73,500 sq ft
OFFICE	4,615 sq ft
TOTAL	78,155 sq ft



All site plans are indicative only.

MASTER PLAN 3 - UNIT 1

WAREHOUSE	375,067 sq ft
OFFICE	17,500 sq ft
HUB	3,000 sq ft
TOTAL	395,000 sq ft



**ST. MODWEN
PARK**
UTTOXETER

ESTATE INFRASTRUCTURE

The development benefits from new highways infrastructure, offering serviced plots ready for development.



All
services
available to site

Able to provide up to
395,000
sq ft within a single unit

Up to
1.7MVA.
available

Located within
close
proximity to the
A50 and JCB

**ST. MODWEN
PARK**
UTTOXETER

SPECIFICATION

These high quality spaces feature warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor as standard. Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.

All units created on a Build to Suit basis will have access to an extensive range of bespoke fit out and enhancement options.



First floor office

- Two-storey offices
- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Comfort cooling



Warehouse

- Up to 18m clear internal height
- FM2 category floor
- 50 kN sq.m floor loading
- EPC rating A
- 10% roof lights



External

- Secure site
- Up to 50m deep service yards
- Designated car parking
- Electric vehicle charging points
- Covered cycle shelter

Service charge

An estate service charge will be levied to cover costs incurred in maintaining the estate.

Terms

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

Planning

Planning consent is for warehouse, manufacturing and light industrial uses within uses classes B8, B2 and B1c (superseded to use class E as of 1st September 2020).

Warranties

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

EPC

Target rating of 'A'

BREEAM rating

Excellent(2014) target accreditation.



THE SWAN STANDARD: DELIVERING RESPONSIBLY

St. Modwen Parks embody our core purpose - to change places and create better futures.

The Swan Standard is a new approach to delivering improved quality, sustainable and consistent developments across the St. Modwen portfolio that impact positively on both environment and local communities. This is to ensure we keep at the forefront of our industry and deliver spaces that not only satisfy the needs of our occupiers and their employees, but also exceeds them.



SCAN ME
FOR FULL
SPECIFICATION

 SOLAR PV ROOFS, WALLS AND WINDOWS	 BREEAM	 ELECTRIC VEHICLE CHARGING
 LED LIGHTING	 SMART METERS	 SOFT LANDINGS AND GREEN ENERGY
 RAINWATER HARVESTING	 SUSTAINABLE DRAINAGE SYSTEM (SUDS)	 RECYCLED MATERIALS
 LANDSCAPING	 GREEN TRAVEL PLAN	 COMMUNITY PARTNERSHIPS

St. Modwen Logistics designs, builds, owns and manages high-quality Industrial & logistics assets in the UK.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises. As one of the UK's most active developers of speculative and built-to-suit industrial & logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and build to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.

St. Modwen's Responsible Business Ambitions

We have chosen to focus on six core areas where we can make a sustained difference to society and the environment:



Net carbon reduction



Biodiversity & sustainable environments ambition



Diversity & inclusion



Education & future skills



Health & wellbeing



Responsible operating practices & partnerships



Part of St. Modwen Properties Ltd

1.2m sq ft

Space delivered in 2020



Experts in the planning process

30+

Years of experience

94%

of logistics space to be retained

1.6m sq ft

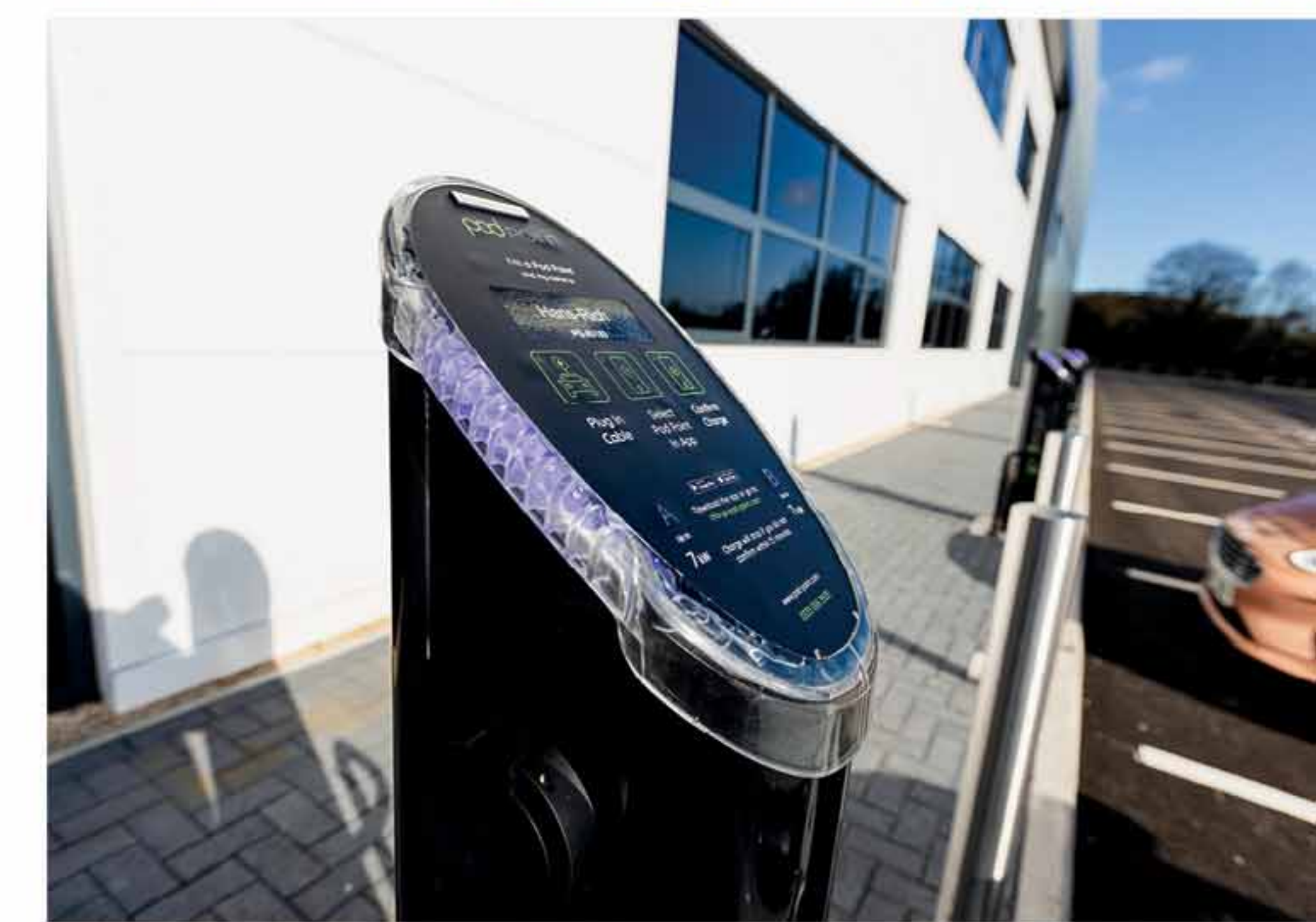
Committed logistics pipeline delivery

c19m sq ft

Logistics pipeline



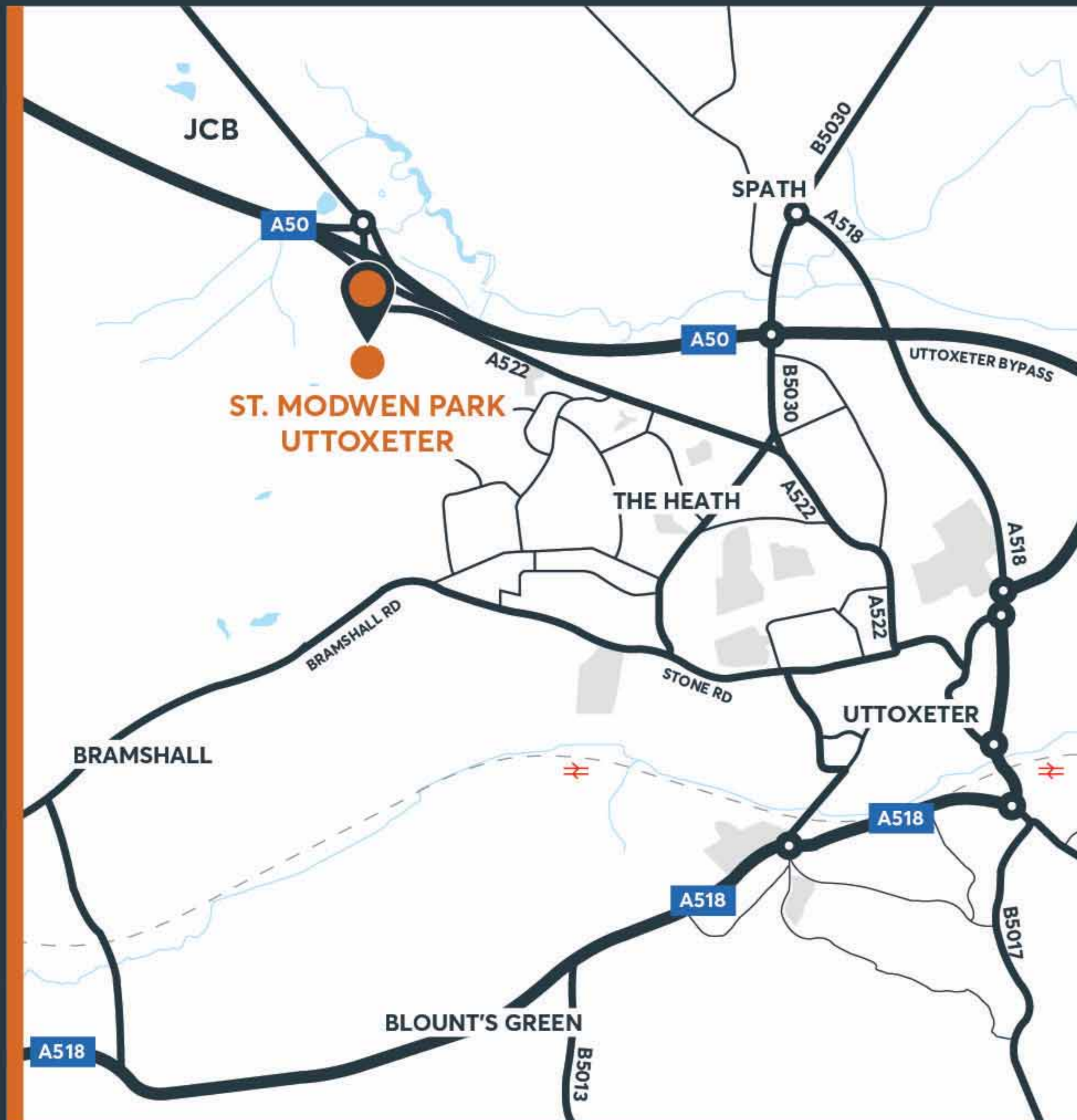
A dedicated team of 60 skilled professionals



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Maps not to scale.

LOCATION:
St. Modwen Park Uttoxeter
Parks Farm
Uttoxeter
ST14 5DS



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