

**TUNGSTEN PARK  
//STONE**

**LAST UNIT  
REMAINING**



**ALL ENQUIRIES  
FOUR NEW HIGH QUALITY  
INDUSTRIAL/DISTRIBUTION UNITS**

**25,761 SQ FT (2,393 SQ M)**

**OPAL WAY  
STONE BUSINESS PARK  
STONE  
ST15 0SS**

[tungstenpark.com/stone](http://tungstenpark.com/stone)



**URBAN LOGISTICS  
REIT PLC**

A Development By

**TUNGSTEN  
PROPERTIES**



# OPERATIONAL FLEXIBILITY

THE SCHEME PROVIDES FOUR BRAND NEW DISTRIBUTION UNITS SUITABLE FOR B1C (LIGHT INDUSTRIAL), B2 (GENERAL INDUSTRIAL) & B8 (STORAGE & DISTRIBUTION) OPERATIONS.

UNIT SPECIFICATION

WAREHOUSE

INSTITUTIONAL GRADE SPECIFICATION

LEVEL ACCESS LOADING DOORS

FLOOR LOADING OF 37.5KN/M²

EPC RATING A

OFFICE

FIRST FLOOR OFFICES

COMFORT COOLING

RAISED FLOORS

SUSPENDED CEILINGS

LED LIGHTING

KITCHENETTE & WC'S

EXTERNAL

LOADING YARDS WITH DEPTHS RANGING FROM 29M TO 32M

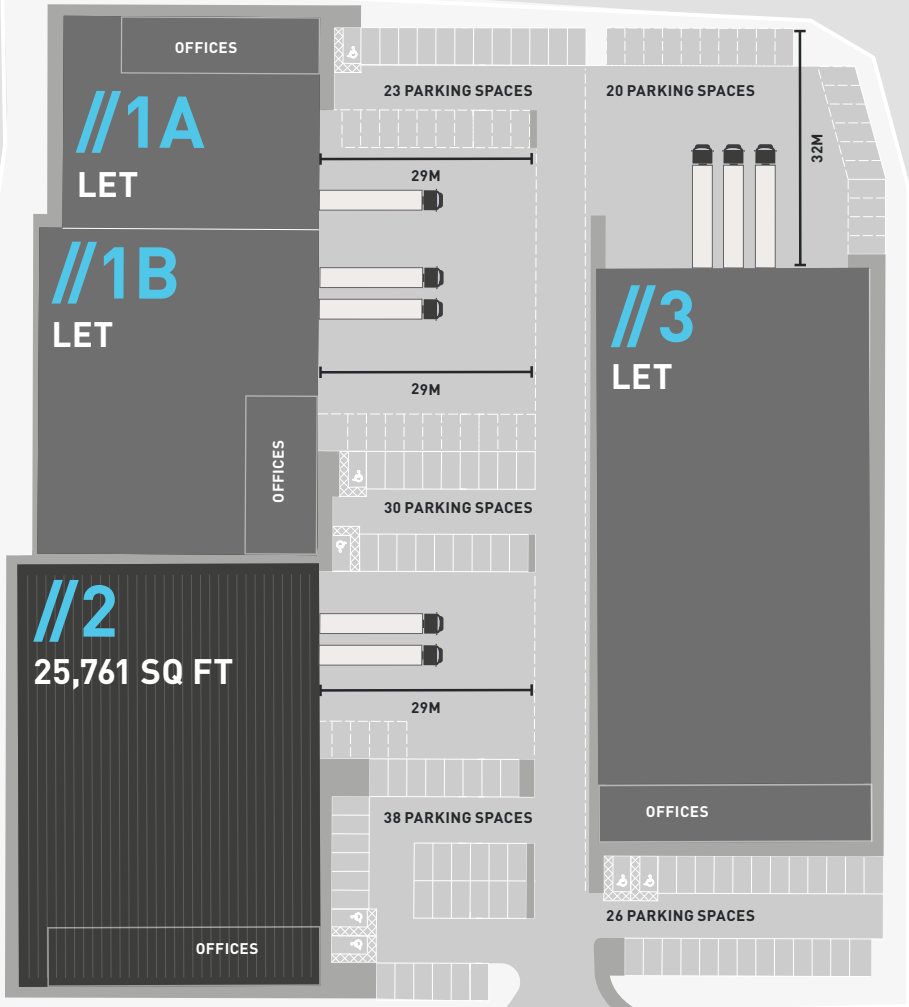
DEDICATED CAR PARKING

EXTERNAL LIGHTING

PRIVATE ESTATE ROAD

SERVICES

MAINS SERVICES ARE PROVIDED TO THE UNITS



LAYOUT PLAN, NOT TO SCALE

	WAREHOUSE		OFFICE		TOTAL		HAUNCH HEIGHT	YARD DEPTH	POWER
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT			
UNIT 1A - LET	952.3	10,249	187.6	2,019	1,139.9	12,270	6 M (20 FT)	29 M (95 FT)	60 KVA
UNIT 1B - LET	1,535.5	16,528	185.63	1,998	1,721.13	18,526	6 M (20 FT)	29 M (95 FT)	80 KVA
UNIT 2	2,156.84	23,216	236.47	2,545	2,393.31	25,761	8 M (26 FT)	29 M (95 FT)	110 KVA
UNIT 3 - LET	2,655.5	28,584	275.09	2,961	2,930.59	31,545	8 M (26 FT)	32 M (105 FT)	140 KVA







## DEMOGRAPHICS



439,182 ECONOMICALLY  
ACTIVE PEOPLE WITHIN  
A 30 MINUTE DRIVE TIME  
FROM STONE

SOURCE: NOMIS



13.1% OF EMPLOYEE JOBS  
ARE IN MANUFACTURING,  
HIGHER THAN THE NATIONAL  
AVERAGE OF 8.2%

## DRIVE TIMES / DISTANCE TO

	TIME	MILES
A34	1 MIN	0.5
A51	1 MIN	0.5
J14 M6	9 MINS	5.8
J15 M6	16 MINS	8.5
STONE	8 MINS	2.4
STAFFORD	14 MINS	6.5
STOKE ON TRENT	18 MINS	10
BIRMINGHAM	45 MINS	35
MANCHESTER	1 HOUR 20 MINS	54

SOURCE: GOOGLE MAPS

## A STRATEGIC LOCATION

TUNGSTEN PARK STONE IS LOCATED ON A PRIME LOGISTICS PARK JUST 2.4 MILES AWAY FROM STONE TOWN CENTRE. SITUATED ON THE A34 PROVIDING A STRATEGIC LINK TO J15 M6 (STOKE-ON-TRENT) AND J14 M6 (STAFFORD).

## BUSINESS RATES

THE RATEABLE VALUE FOR THE UNITS IS TO BE ASSESSED UPON COMPLETION OF THE DEVELOPMENT. INTERESTED PARTIES ARE ADVISED TO CONTACT THE RELEVANT BILLING AUTHORITY TO DISCUSS RATES PAYABLE. STAFFORD BOROUGH COUNCIL - 01785 619000.

## LEASE TERMS

ALL UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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