



**CHATTERLEY
PARK** STAFFORDSHIRE
A500 · M6 J16

FOR SALE / TO LET · ON SITE NOW

25,000 TO 518,000 SQ FT

Speculative and build to suit industrial and logistics opportunities

A PROJECT BY

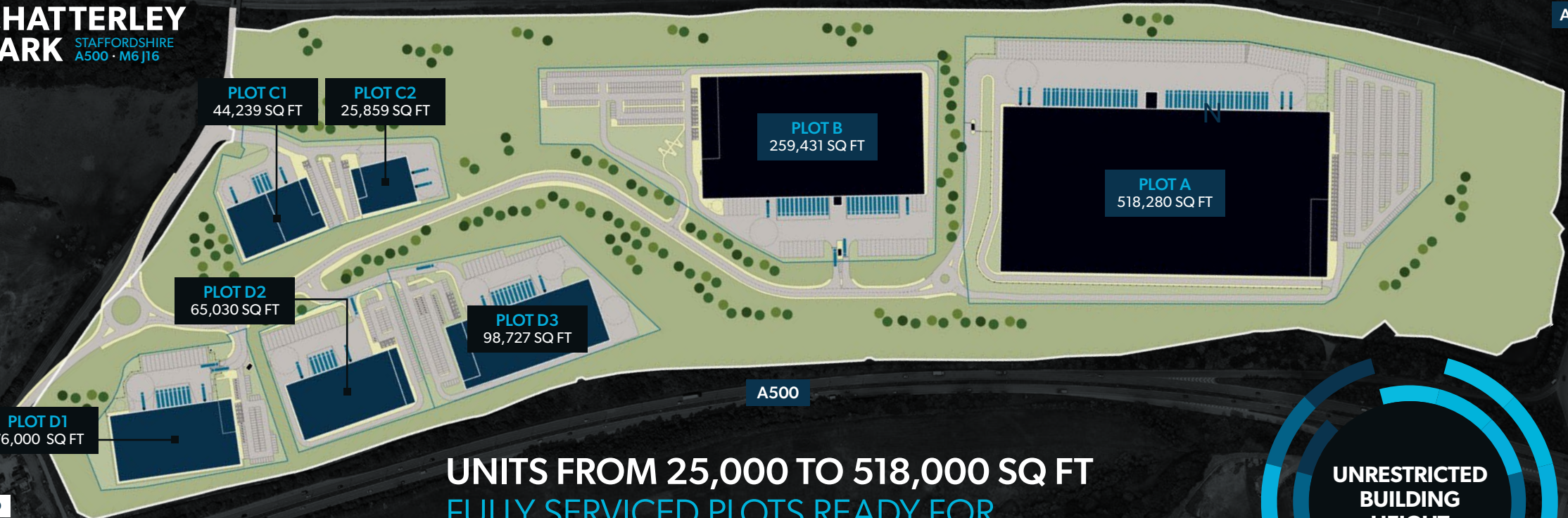
Harworth

chatterleypark.co.uk

DIRECT ACCESS TO J16 M6

- Major new industrial and logistics park
- Design and build opportunities from 25,000 to 518,000 sq ft
- No height restrictions
- 10.5 MVA power secured site wide
- Direct access to J16 M6 via A500
- Well located to service the major markets of the Midlands, North West, and Wales
- Strong labour availability with extremely competitive costs





PEACOCK HAY RD

A500

INDICATIVE SITE PLAN

UNITS FROM 25,000 TO 518,000 SQ FT
FULLY SERVICED PLOTS READY FOR
CONSTRUCTION FROM Q4 2024



SPECIFICATION OVERVIEW

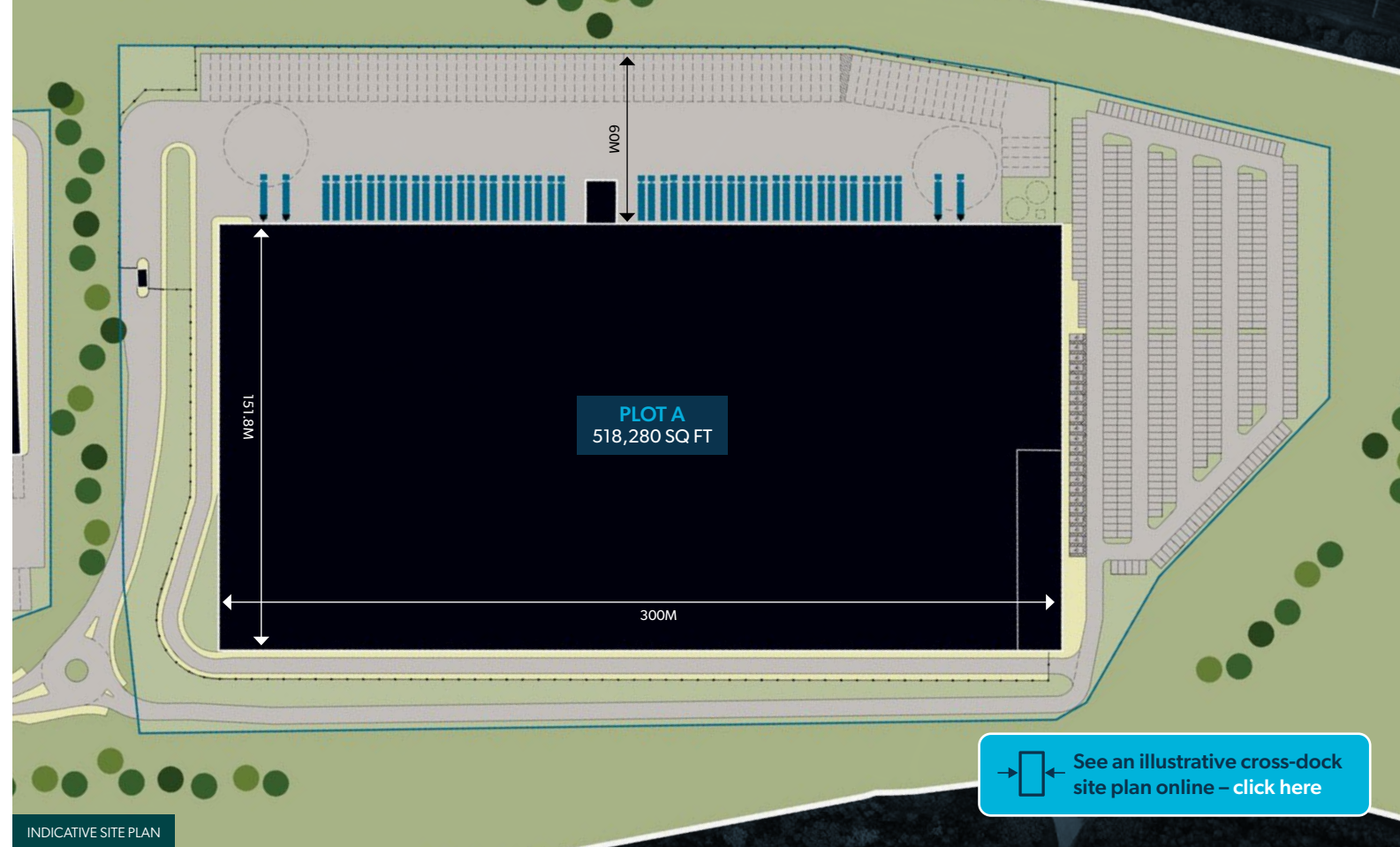
- 
UNRESTRICTED DEVELOPMENT HEIGHT
- 
DOCK LEVEL LOADING DOORS
- 
LEVEL ACCESS DOORS
- 
UP TO 55M SECURE SERVICE YARDS
- 
10.5 MVA AVAILABLE POWER
- 
UP TO 50KN/M² FLOOR LOADING
- 
OPEN PLAN OFFICES
- 
CAR PARKING SPACES
- 
20% EV CHARGING POINTS
- 
DUCTS TO 100% OF PARKING SPACES
- 
BREEAM RATING OF 'EXCELLENT'
- 
EPC RATING OF 'A'


PLOT A UP TO 518,280 SQ FT

Capable of accommodating in excess of half a million square feet and with no restrictions on height, Plot A at Chatterley Park is one of the largest opportunities by volume on the UK market.

INDICATIVE ACCOMMODATION

PLOT A	SQ M	SQ FT
Warehouse	45,540	490,188
First floor offices	1,140	12,270
Second floor offices	1,140	12,270
Hub offices	330	3,552
TOTAL	48,150	518,280



→  ← See an illustrative cross-dock site plan online – [click here](#)

INDICATIVE CGI OF PLOT A



UNRESTRICTED
DEVELOPMENT
HEIGHT



46 DOCK LEVEL
LOADING
DOORS



4
LEVEL ACCESS
DOORS



60M SINGLE YARD
CROSS-DOCK
OPTIONS



497
CAR PARKING
SPACES



84
TRAILER PARKING
SPACES



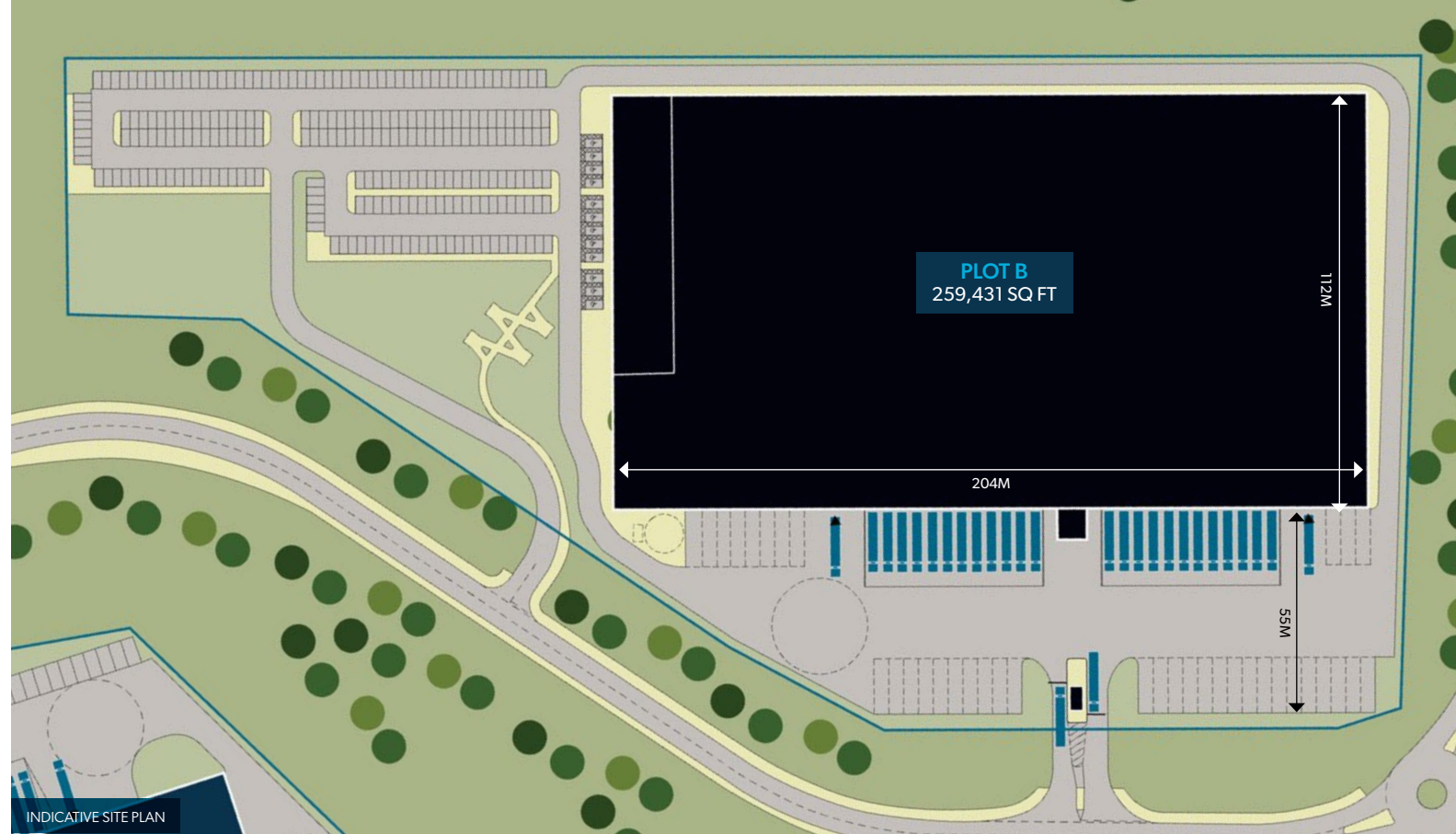
4.1 MVA
AVAILABLE
POWER

PLOT B UP TO 259,431 SQ FT

Plot B can accommodate a large scale single unit up to 259,431 sq ft. With no restrictions on height and with generous power, the plot is ideal for a multilevel or automated warehouse.

INDICATIVE ACCOMMODATION

PLOT B	SQ M	SQ FT
Warehouse	22,848	245,933
First floor offices	1,190	12,800
Hub offices	64	688
TOTAL	24,102	259,431



INDICATIVE CGI OF PLOT B



UNRESTRICTED
DEVELOPMENT
HEIGHT



24 DOCK LEVEL
LOADING
DOORS



2
LEVEL ACCESS
DOORS



55M
SECURE SERVICE
YARD



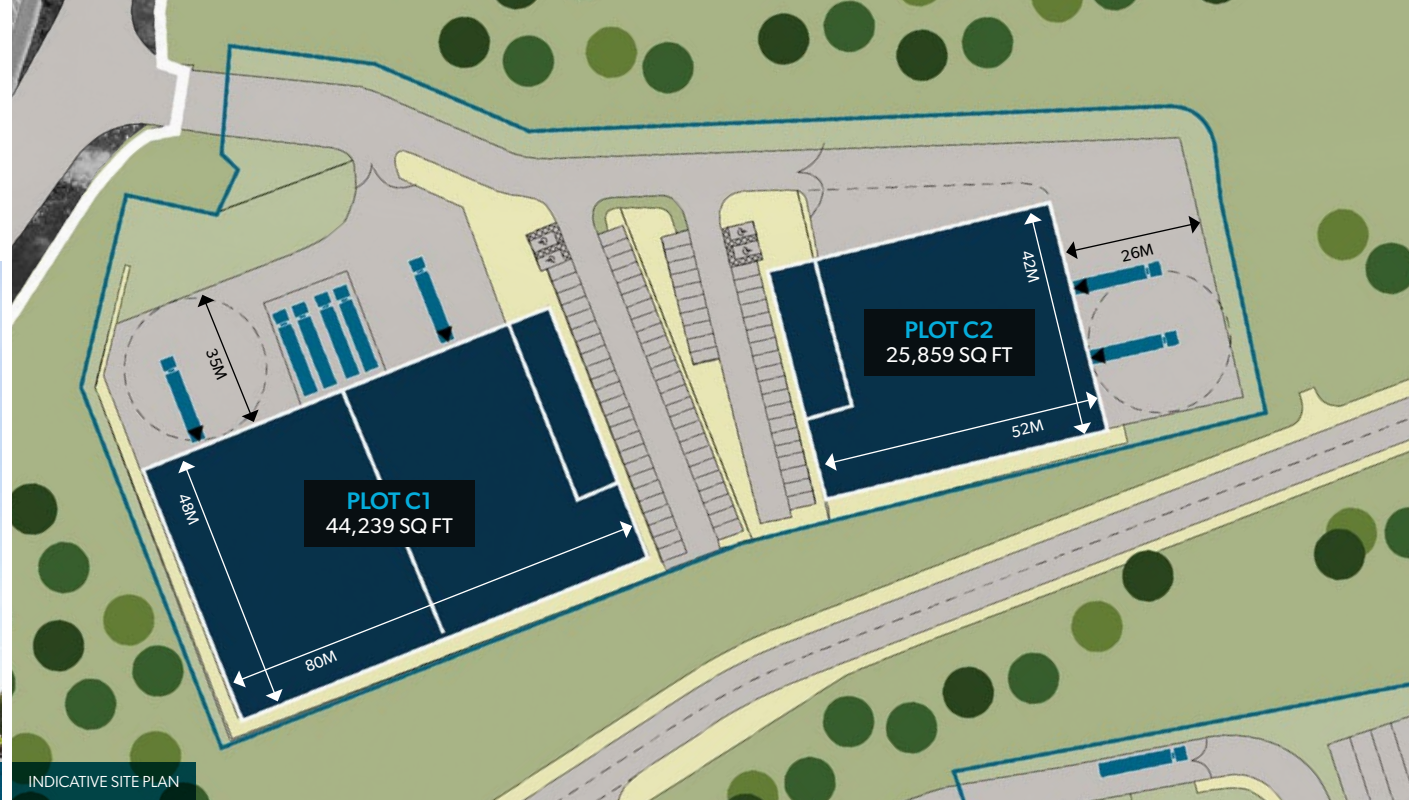
253
CAR PARKING
SPACES



37
TRAILER PARKING
SPACES



2.5 MVA
AVAILABLE
POWER



PLOT C1 44,239 SQ FT
PLOT C2 25,859 SQ FT

Chatterley Park is the ideal location for businesses looking to relocate. Plot C offers two opportunities ideal for logistics or industrial occupiers.

Built to a grade-A specification, the units will benefit from separate secure goods yards and car parking, plus first floor fitted offices.

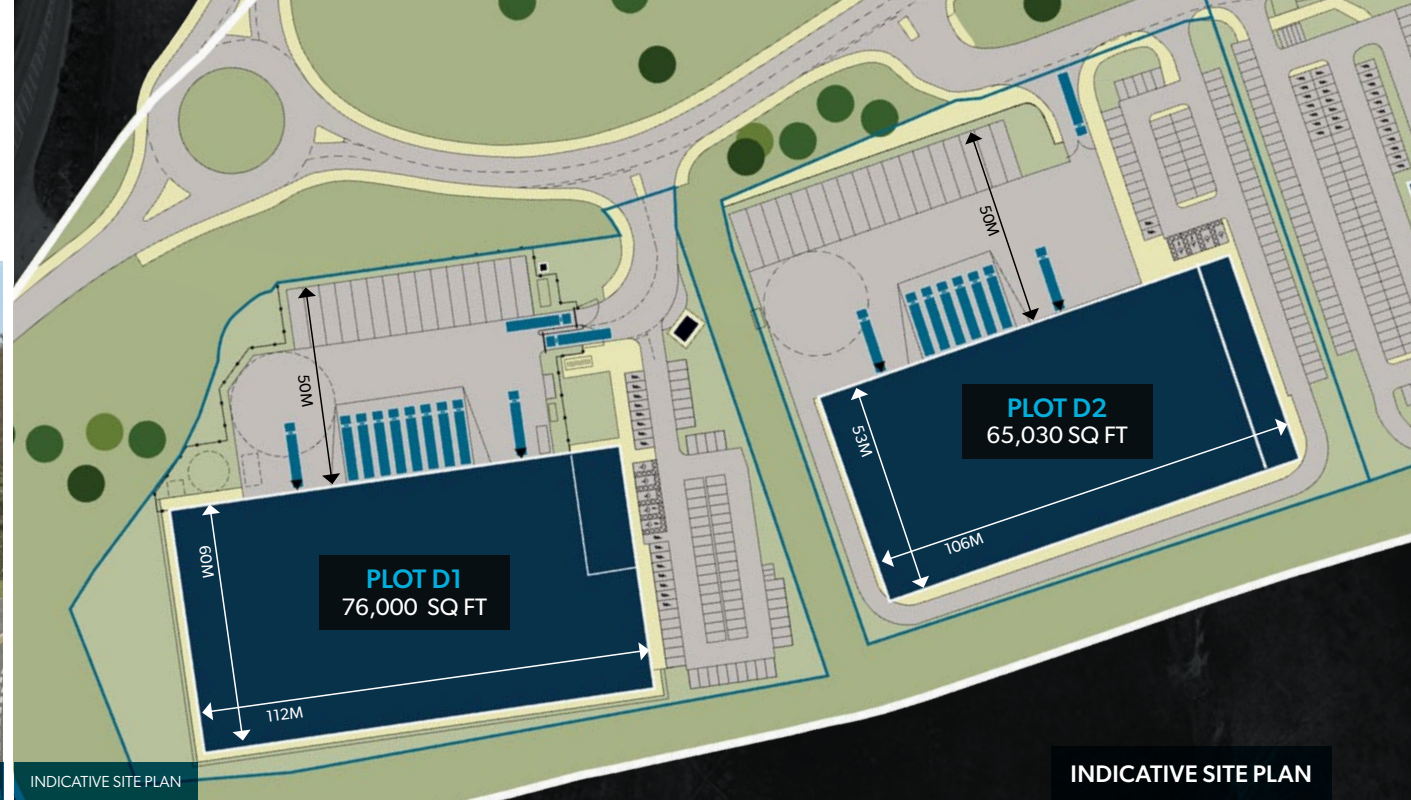
INDICATIVE ACCOMMODATION

PLOT C1	SQ M	SQ FT
Warehouse	3,840	41,333
First floor offices	270	2,906
TOTAL	4,110	44,239

PLOT C2	SQ M	SQ FT
Warehouse	2,184	23,508
First floor offices	218	2,351
TOTAL	2,402	25,859

INDICATIVE SPECIFICATION

 DEDICATED ACCESS	 12M CLEAR HEIGHT	 4 DOCK LEVEL LOADING DOORS	 2 LEVEL ACCESS DOORS	 51 CAR PARKING SPACES	 20% EV CHARGING POINTS	 35M SECURE SERVICE YARD	 SPLIT UNIT OPTION
 DEDICATED ACCESS	 10M CLEAR HEIGHT	 2 LEVEL ACCESS DOORS	 31 CAR PARKING SPACES	 20% EV CHARGING POINTS	 26M SECURE SERVICE YARD	 1 MVA POWER TO BOTH PLOTS	



PLOT D1 76,000 SQ FT

PLOT D2 65,030 SQ FT

Plot D features two opportunities ideal for industrial and logistics occupiers looking for grade-A space.

The units will benefit from separate secure goods yards and parking, dock and level access doors, plus generous first floor fitted offices.

INDICATIVE ACCOMMODATION

PLOT D1	SQ M	SQ FT
Warehouse	6,708	72,200
First floor offices	353	3,800
TOTAL	7,061	76,000

PLOT D2	SQ M	SQ FT
Warehouse	5,618	60,470
First floor offices	423	4,560
TOTAL	6,041	65,030

INDICATIVE SPECIFICATION



12.5M
CLEAR
HEIGHT



8
DOCK LEVEL
LOADING DOORS



2
LEVEL ACCESS
DOORS



88
CAR PARKING
SPACES



20% EV
CHARGING
POINTS



50M
SECURE
SERVICE YARD



15
TRAILER
PARKING SPACES



1 MVA
AVAILABLE
POWER



12.5M
CLEAR
HEIGHT



6
DOCK LEVEL
LOADING DOORS



2
LEVEL ACCESS
DOORS



75
CAR PARKING
SPACES



20% EV
CHARGING
POINTS



50M
SECURE
SERVICE YARD



18
TRAILER
PARKING SPACES



0.8 MVA
AVAILABLE
POWER

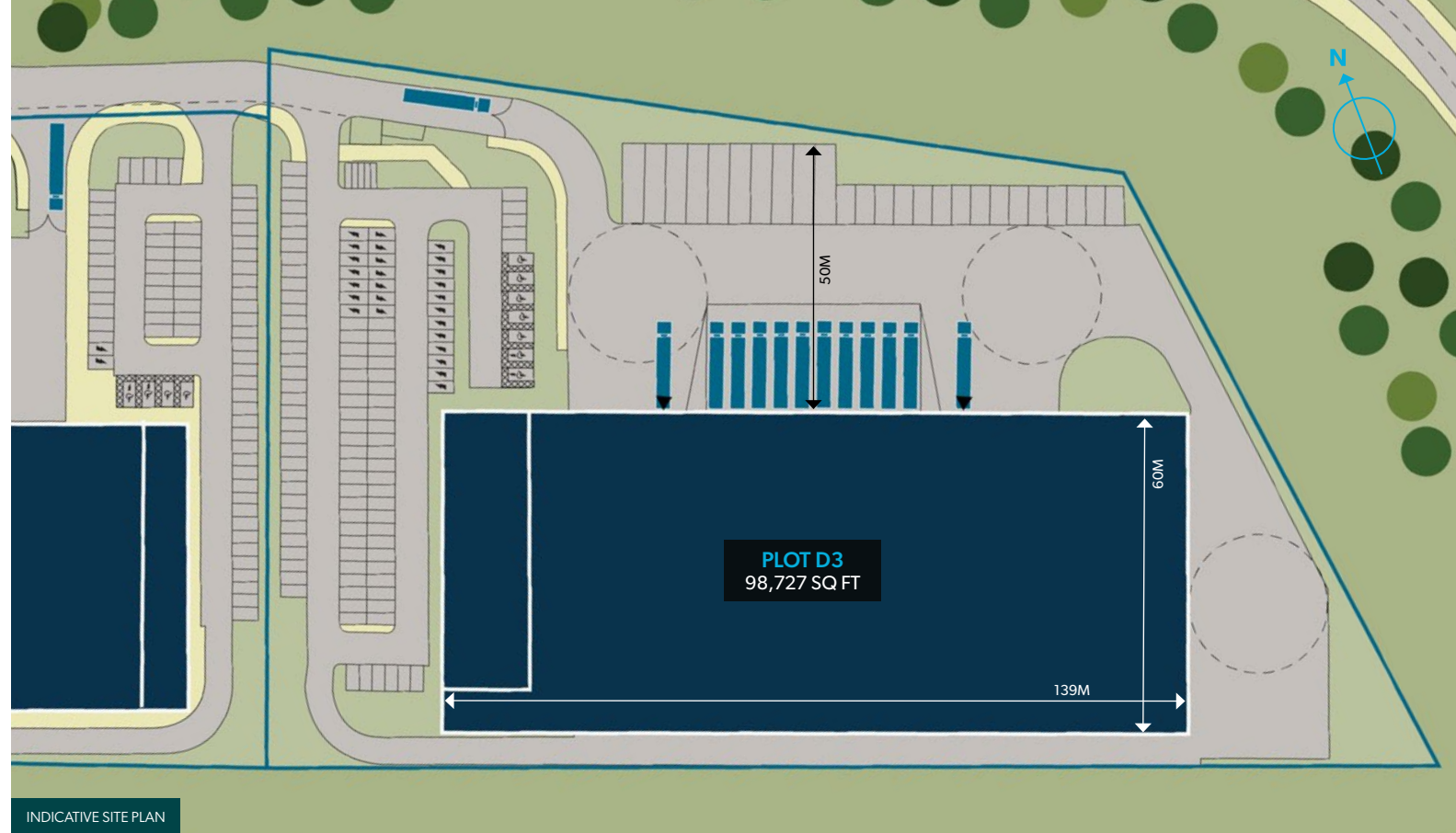
PLOT D3 98,727 SQ FT

Plot D3 is ideal for industrial and logistics occupiers looking for large scale space.

Built to a grade-A specification, the unit will benefit from a separate secure goods yard and parking, dock and level access doors, plus generous first floor fitted offices.

INDICATIVE ACCOMMODATION

PLOT D3	SQ M	SQ FT
Warehouse	8,340	89,771
First floor offices	832	8,956
TOTAL	9,172	98,727



12.5M
CLEAR
HEIGHT



10 DOCK LEVEL
LOADING
DOORS



2
LEVEL ACCESS
DOORS



50M
SECURE SERVICE
YARD



126
CAR PARKING
SPACES



10
TRAILER PARKING
SPACES



1.1 MVA
AVAILABLE
POWER



NATIONAL IMPACT

Chatterley Park is ideally positioned to serve the large conurbations of the West Midlands and North West.

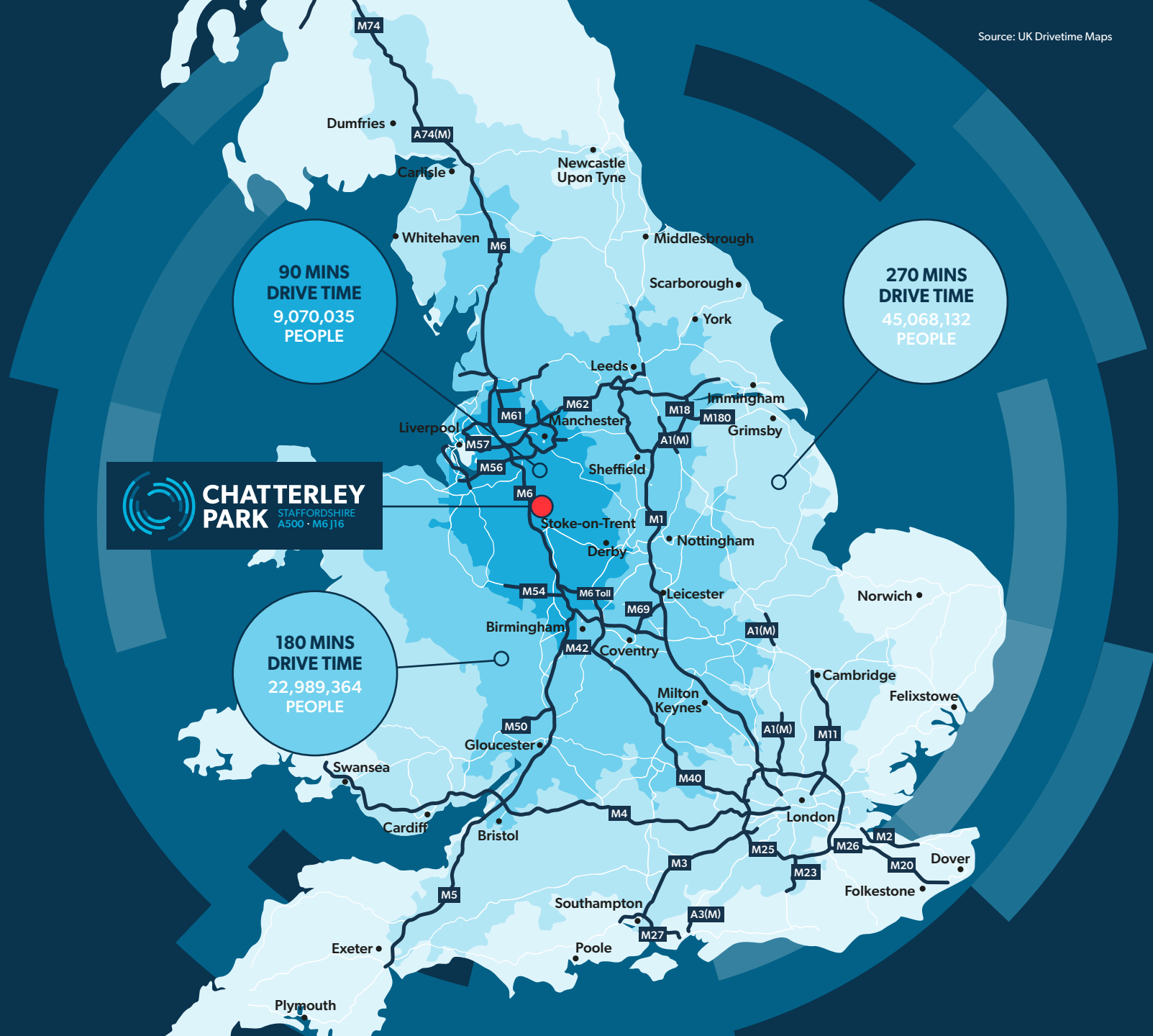
Accessing the A500 via two junctions and within 6 miles of J16 M6, Chatterley Park is ideally located for last mile operators requiring strong local reach, and manufacturing or distribution businesses looking for regional or national impact.

HGV DRIVE TIMES

MAJOR ROUTES	HRS:MIN	MILES	AIRPORTS	HRS:MIN	MILES
M6 J16	0:08	6	Manchester	0:42	28
A50	0:12	8	East Midlands	1:16	51
M6 J21A /M62	0:55	37	Birmingham	1:31	61
M1 J24a	1:23	56	Heathrow Airport	2:47	163

DESTINATIONS	HRS:MIN	MILES	PORTS	HRS:MIN	MILES
Stoke-on-Trent	0:10	6	Liverpool	1:28	59
Crewe	0:17	12	Bristol	3:16	131
Stafford	0:33	22	Hull	3:21	134
Manchester	1:00	41	Southampton	4:44	190
Birmingham	1:16	51	London Gateway	4:49	193
Derby	1:02	41	Felixstowe	5:18	212

Source: Lorry Route Planner



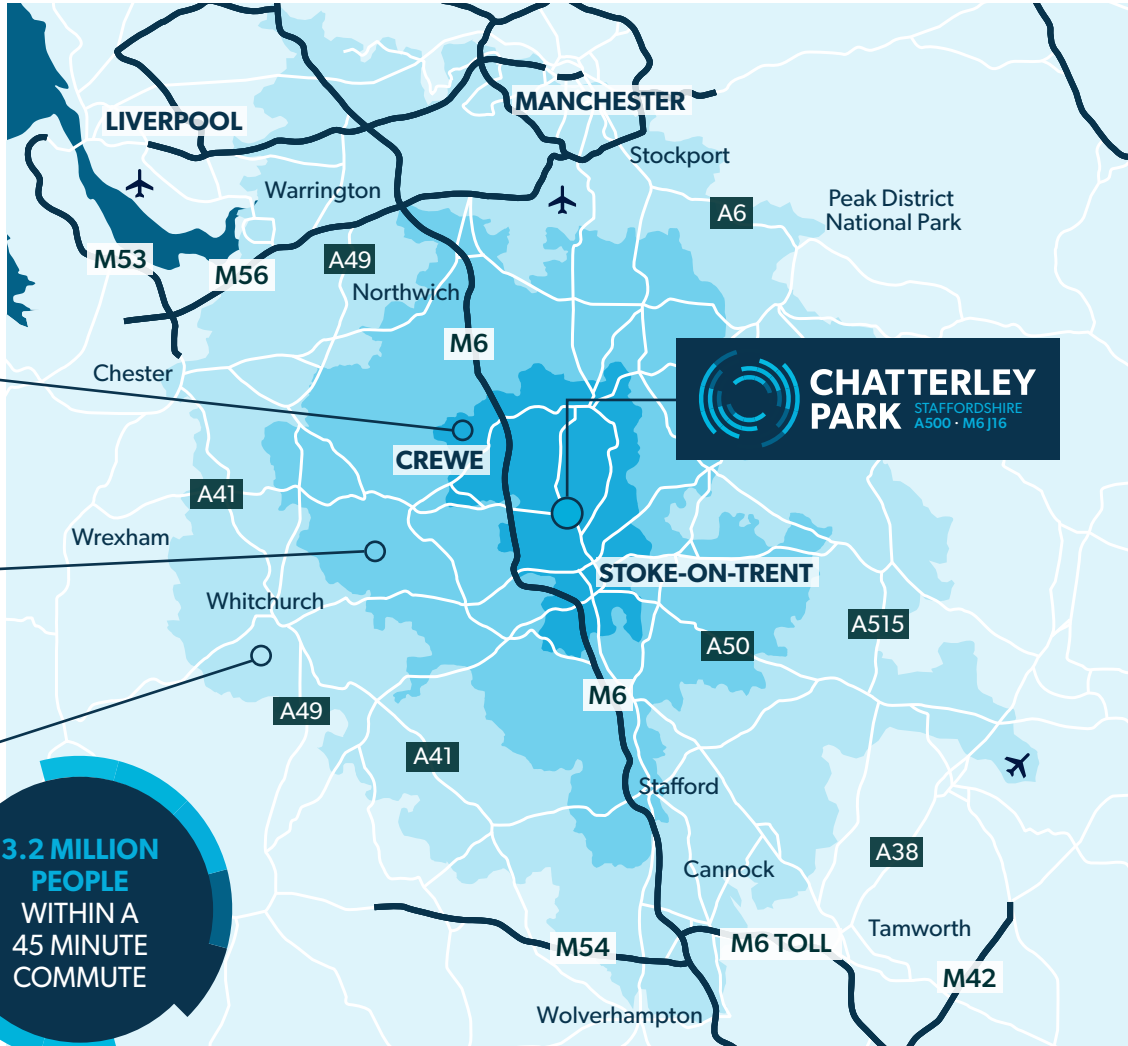
**VAN REACH/
DRIVE TO WORK**

**15 MINS
DRIVE TIME**
411,499
PEOPLE

**30 MINS
DRIVE TIME**
979,891
PEOPLE

**45 MINS
DRIVE TIME**
3,155,129
PEOPLE

**3.2 MILLION
PEOPLE
WITHIN A
45 MINUTE
COMMUTE**



READY TO WORK

Newcastle and Stoke offer highly competitive labour costs when compared with both regional and national averages. Large numbers of workers in aligned trades, plus strong availability, make the region highly attractive to businesses.

GROSS WEEKLY PAY BY PLACE OF WORK



£565.70	NEWCASTLE-UNDER-LYME
£602.30	NORTH WEST
£617.50	WEST MIDLANDS
£640.00	UK AVERAGE

**18,100 PEOPLE
WANT A JOB**
in Stoke-on-Trent
& Cheshire East

**6.7M PEOPLE
ECONOMICALLY ACTIVE**
across the West Midlands
and North West



**26,000 EMPLOYED
IN DISTRIBUTION**
(7.5% vs 5.1% UK)



**38,500 EMPLOYED
IN MANUFACTURING**
(10.1% vs 8% UK average)

**EMPLOYED IN ALIGNED TRADES IN NEWCASTLE-UNDER-LYME,
STOKE-ON-TRENT & CHESHIRE EAST**

BUILDING FOR A SUSTAINABLE FUTURE

Every Harworth build performs beyond statutory efficiency and consumption requirements.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitary ware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.



TARGETING
BREEAM RATING
OF 'EXCELLENT'



TARGETING
EPC RATING
OF 'A+'



OUR NEW BUILDINGS WILL ACHIEVE THE FOLLOWING:



TARGET NET ZERO

Ready for net zero carbon in operation, contributing to your net zero journey



20% EV CHARGING POINTS

Capacity for additional chargers to be installed



DUCTS TO 100% OF PARKING SPACES



ROOF MOUNTED PHOTOVOLTAIC ARRAY

Providing up to 100% power to the office space



ENHANCED BUILDING FABRIC

Exceeds building regulations for energy efficiency



15% ROOF LIGHTS

Reducing daytime lighting energy costs



ROOF MOUNTED PHOTOVOLTAIC READY

Providing array up to 60% of roof area



LED LIGHTING AS STANDARD

Minimising energy usage and reducing emissions



HIGH EFFICIENCY AIR SOURCE HEAT PUMPS (ASHP)

Heating and cooling the offices



WATER CONSERVING SANITARYWARE



WATER LEAK DETECTION

Saving water costs via pipe bursts



SUSTAINABLE DRAINAGE

Manage water quality and protecting local watercourses



SUSTAINABLY SOURCED

Use of locally sourced recycled and natural products where possible



MINIMISED CONSTRUCTION WASTE

Recycling, reducing road miles and land fill

A POSITIVE LEGACY IS IN OUR NATURE

Harworth was founded to build a positive environmental legacy. We know that people and nature can exist side by side when their relationship is carefully managed.

We are industry leaders in regeneration. Our track record of turning around troubled sites, including the removal and mitigation of industrial contamination and the reintroduction of nature, is second to none.

Reflecting the unique ecological balance of each location, we implement a detailed and bespoke biodiversity enhancement and mitigation strategy.

APPEALING TO HEARTS & MINDS

At Harworth, we pride ourselves upon our place making. We masterplan welcoming locations where people want to live and work.

Protecting our physical and emotional well-being is crucial. To that end, we carefully plan our developments to introduce a sense of calm through generous landscaping and green amenity spaces. On larger schemes, parks, trim trails and cycle paths enable outdoor activities, whilst local amenities reduce the need for a car.



BIODIVERSITY MEASURES INCLUDE:



A sitewide net gain to biodiversity



Diverse habitat creation, including woodland, scrub, hedgerows, wetland and grassland



Bird boxes, hibernation areas and log piles for insects and reptiles



Bat boxes and hop-overs (trees creating a continuous canopy over roads to create a path for bats)



Additional tree planting



Creation and maintenance of three large habitat areas for Great Crested Newts near the site

PLACEMAKING MEASURES INCLUDE:



High quality landscaped environments



Outdoor activities including footpaths, trim trails and cycleways



Green communal areas and park spaces



CHATTERLEY PARK

STAFFORDSHIRE
A500 · M6 J16

Peacock Hay Road, Stoke-on-Trent
Staffordshire, ST7 1UN

what3words /// duty.ruler.toward



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chatterleypark.co.uk

ABOUT HARWORTH GROUP

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 14,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places where people want to live and work, delivering thousands of new jobs and homes in the regions.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Headquartered in Rotherham, we also have regional offices in Birmingham, Leeds and Manchester.

For more information visit harworthgroup.com

For further information and to arrange a viewing, please contact one of the joint letting agents on the numbers below.

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Further reading from the 'We Are Staffordshire' website:

Work Here – A Place to Prosper

Live Here – A Place to Call Home

