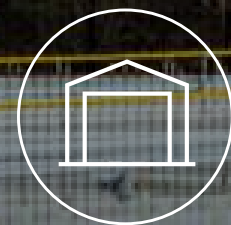


**ST. MODWEN
PARK**
STOKE CENTRAL



ST1 5NP

WHAT3WORDS: ///SAND.TENDER.WIRE



Additional build
to suit space
of 72,000 SQ FT
available



BREEAM Excellent
rating places this
building in the top
10% of UK warehouses
for sustainability

DETACHED WAREHOUSE UNIT AVAILABLE NOW

UNIT C55 TO LET: **55,232 SQ FT (5,131 SQ M)**

High performance space for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Stoke C55** is a **highly sustainable warehouse** that will deliver benefits for your business, your people and the environment.

An ideal location for the West Midlands

Stoke C55 is strategically positioned in close proximity to the A500, providing direct access to junctions 15 & 16 of the M6 and other commercial areas of the Stoke-on-Trent and Newcastle-under-Lyme conurbation.

It will also benefit from the new EVLR link which is in the process of being constructed. The new link road provides immediate access to the A500.



Rooftop solar panels included as standard.



Smart LED lighting helping you reduce energy consumption by **up to 75%**.



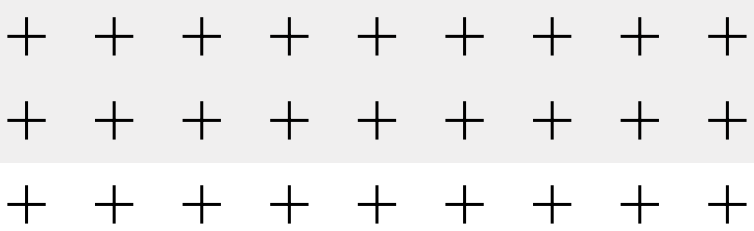
15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating places this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Why choose Stoke C55?



Part of the wider
300 acre festival
park development



Local amenities include
Morrisons, Boots, McDonalds
and Hilton Double Tree Hotel.



New link road by Stoke on Trent
City Council. Direct access from
A500 dual carriageway



Under an hour's drive
from Birmingham
Freightliner Terminal



Strong local labour

Staffordshire and Stoke-on-Trent offer one of the UK's largest labour pools



Highly skilled workforce

Strong manufacturing workforce with a very high concentration of engineering skills



Labour cost savings

Potential salary savings of 14% against the national average

You're well-connected

**ST. MODWEN
PARK**
STOKE CENTRAL



2.2 MILES

from Stoke on Trent city centre



UNDER 5 MILES

from the A50 and M6



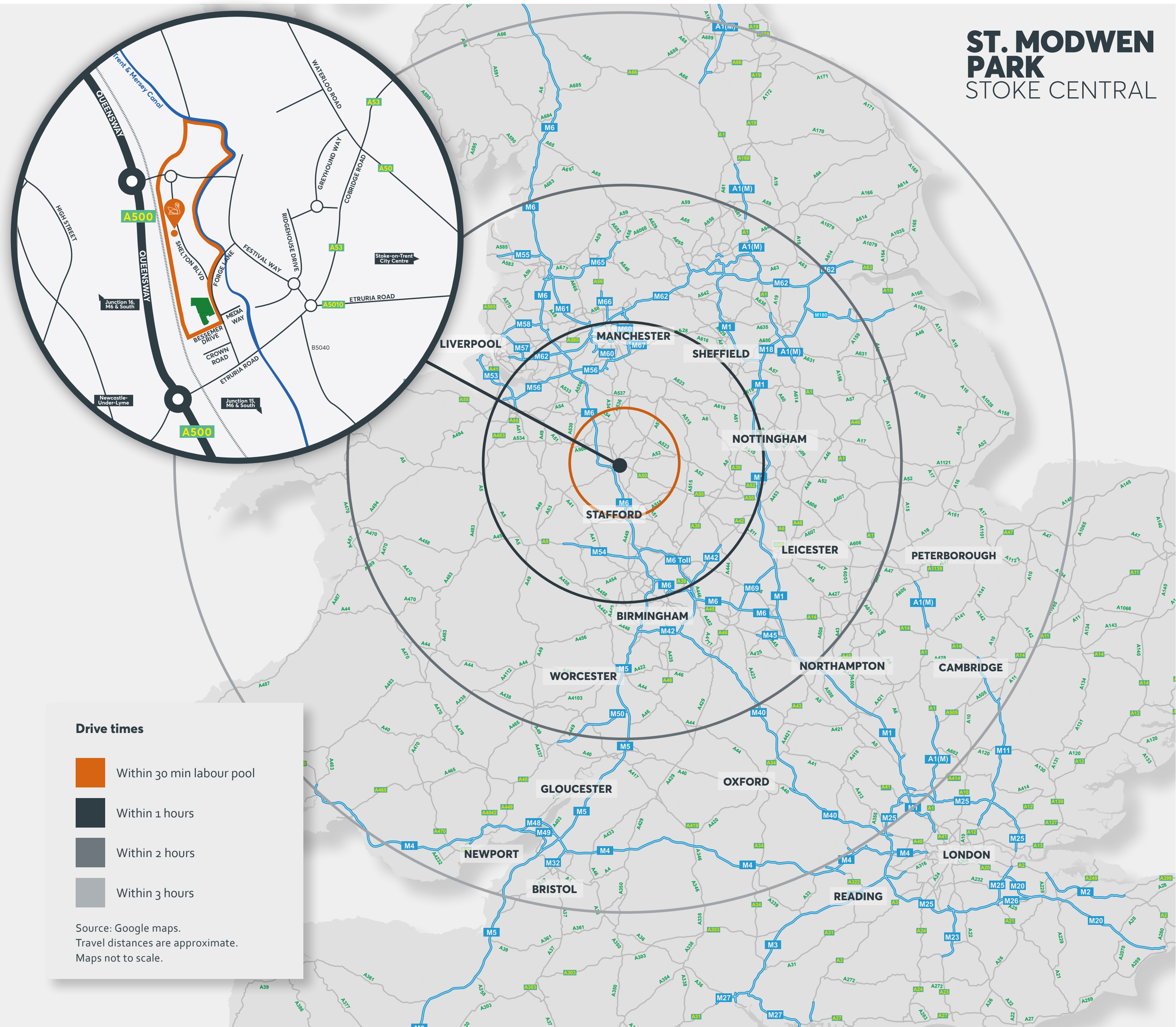
47 MILES

from Birmingham Intermodal Freight Terminal



2 AIRPORTS

close to two airports Manchester and East Midlands



Schedule of accommodation

UNIT C55	
WAREHOUSE	48,355 SQ FT (4,492 SQ M)
OFFICES INC. GF CORE	3,741 SQ FT (348 SQ M)
PLANT DECK	3,136 SQ FT (291 SQ M)
TOTAL	55,232 SQ FT (5,131 SQ M)
EAVES HEIGHT	10 M
YARD DEPTH	50 M
DOCK LEVEL LOADING DOORS	5
LEVEL ACCESS LOADING DOORS	2
EURO DOCK DOORS	0
FLOOR LOADING	50 kN SQ M
CAR PARKING	52
HGV PARKING	7



BREEAM
Excellent



50 kN sq/m
floor loading



Unrestricted 24
hour access / use



Planning consent
for B1c, B2 and
B8 uses



Swan standard
specification



EPC
A rated



EV car
charging



First floor office with
flexible undercroft
for occupier fit-out



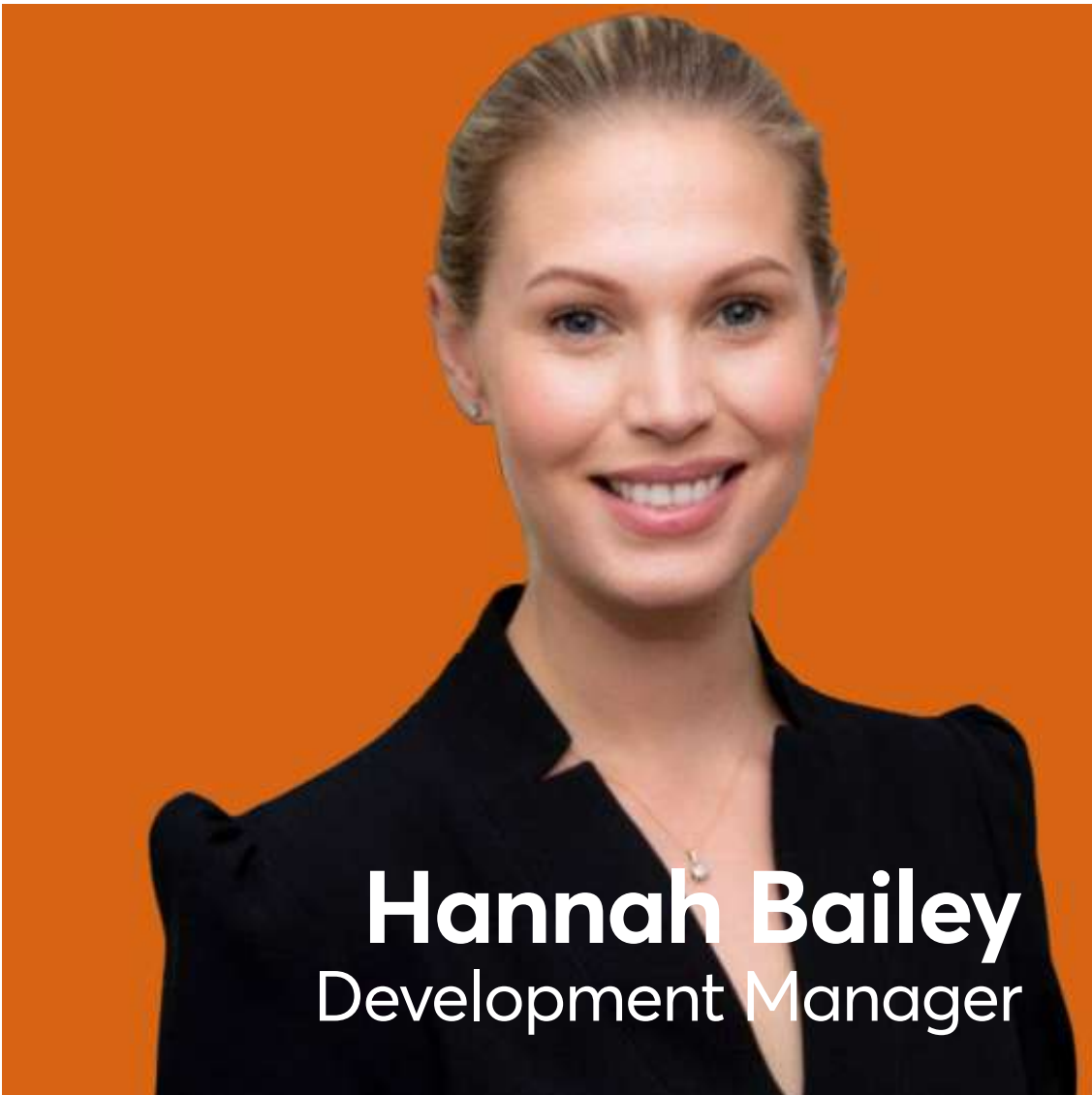
High quality estate
environment, labour
proximity and travel
mode options



Enhanced landscaping
and outdoor areas



Site plan is indicative.



Hannah Bailey
Development Manager

“

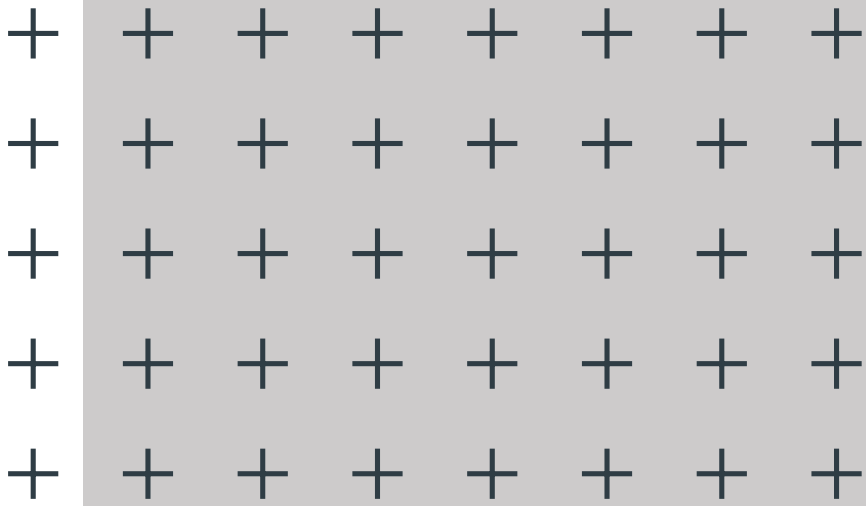
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk

07870 845 650
hannah.bailey@stmodwen.co.uk



“

At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Lee Nash,
Head of Development

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

Huboo, St. Modwen Park Chippenham

The Swan standard

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

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**AAA rated
white goods**



**Refreshment
stations**



**Smart
metering**



**Low VOC/
organic paints**



**Acoustic
control**



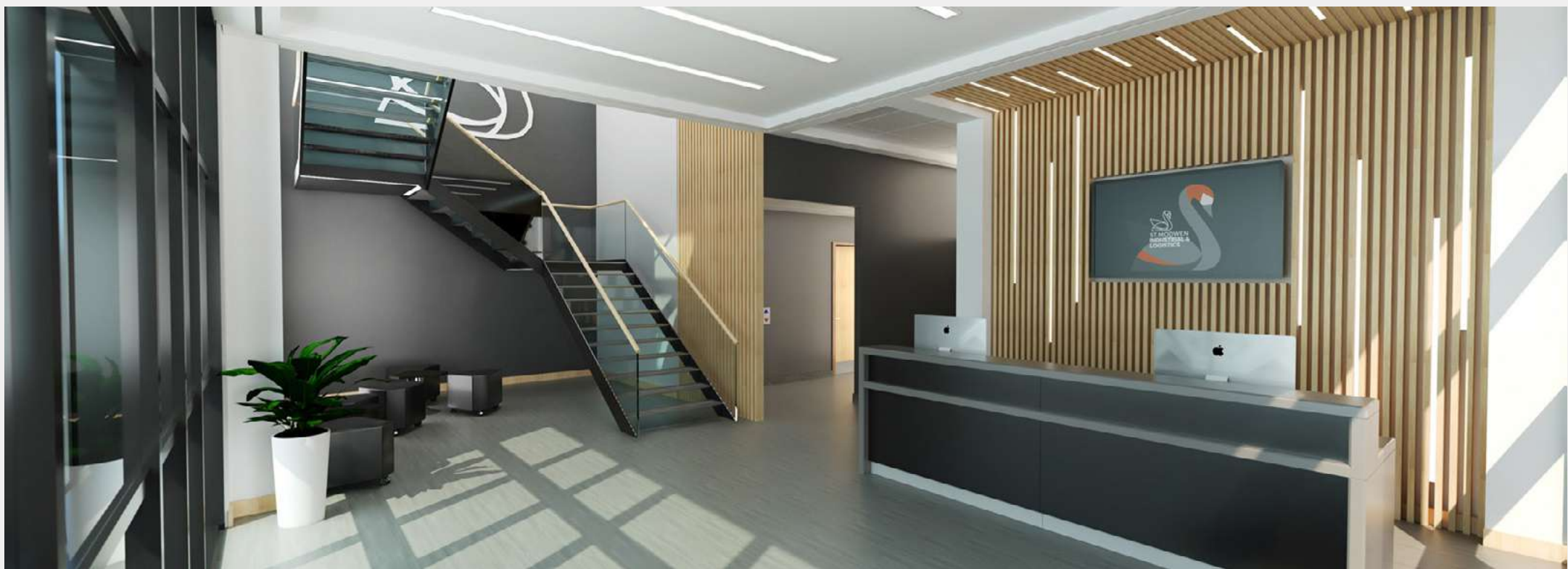
**Intelligent
LED lighting**



**Natural
light**



**Low energy
lifts**



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



HANNAH BAILEY

Development Manager

07870 845 650

hannah.bailey@stmodwen.co.uk

High performance space
where you need it.

**ST. MODWEN
PARK**
STOKE CENTRAL



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FESTIVAL PARK, STOKE-ON-TRENT,
STAFFORDSHIRE ST1 5NP

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