

ST. MODWEN PARK STOKE CENTRAL

ST1 5NP



Targeted for
**BREEAM
EXCELLENT**



Additional build
to suit space
available



Located next to
the A500 corridor

DETACHED WAREHOUSE UNITS AVAILABLE SEPTEMBER 2022

UNIT C51 TO LET: 51,968 SQ FT (4,828 SQ M)

UNIT C73 TO LET: 73,712 SQ FT (6,848 SQ M)

Changing spaces in Stoke Central

St. Modwen Park Stoke Central is part of the Ceramic Valley Enterprise Zone promoted by the Make It Stoke on Trent and Staffordshire investment service. The Enterprise Zone supports a wide range of office, manufacturing and warehouse/distribution uses in the key A500 corridor.

The development 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.

Incentives for businesses locating to St. Modwen Park Stoke Central include enhanced capital allowances for investment in qualifying expenditure.

Why choose Stoke Central?



1,400,000 sq ft of commercial space has been developed to date



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



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



Under an hour's drive from Birmingham Freightliner Terminal



Part of the wider 300 acre festival park development



Strong manufacturing workforce with a very high concentration of engineering skills



24 hour access 365 days of the year



Potential salary savings of 14% against the national average



ST. MODWEN PARK
STOKE CENTRAL

UNIT C51

DPD

PRE-LET

To Stoke-on-Trent
(2.2 miles)

UNIT C73

Festival Way
(new link road)

A500 link road

PRE-LET

FUTURE PHASE

Shelton Boulevard



TRAVEL DISTANCES

CITIES

| | |
|----------------|-----------|
| Stoke on Trent | 2.2 miles |
| Stafford | 18 miles |
| Manchester | 44 miles |
| Birmingham | 47 miles |
| Sheffield | 50 miles |
| Liverpool | 56 miles |
| Leicester | 62 miles |

PORT/RAIL FREIGHT TERMINALS

| | |
|-----------------------------------|----------|
| Freightliner Terminal, Birmingham | 47 miles |
| BIFT, Dordon | 51 miles |
| Liverpool Port | 56 miles |

AIRPORTS

| | |
|-----------------------|----------|
| Manchester Airport | 40 miles |
| East Midlands Airport | 47 miles |

MOTORWAYS

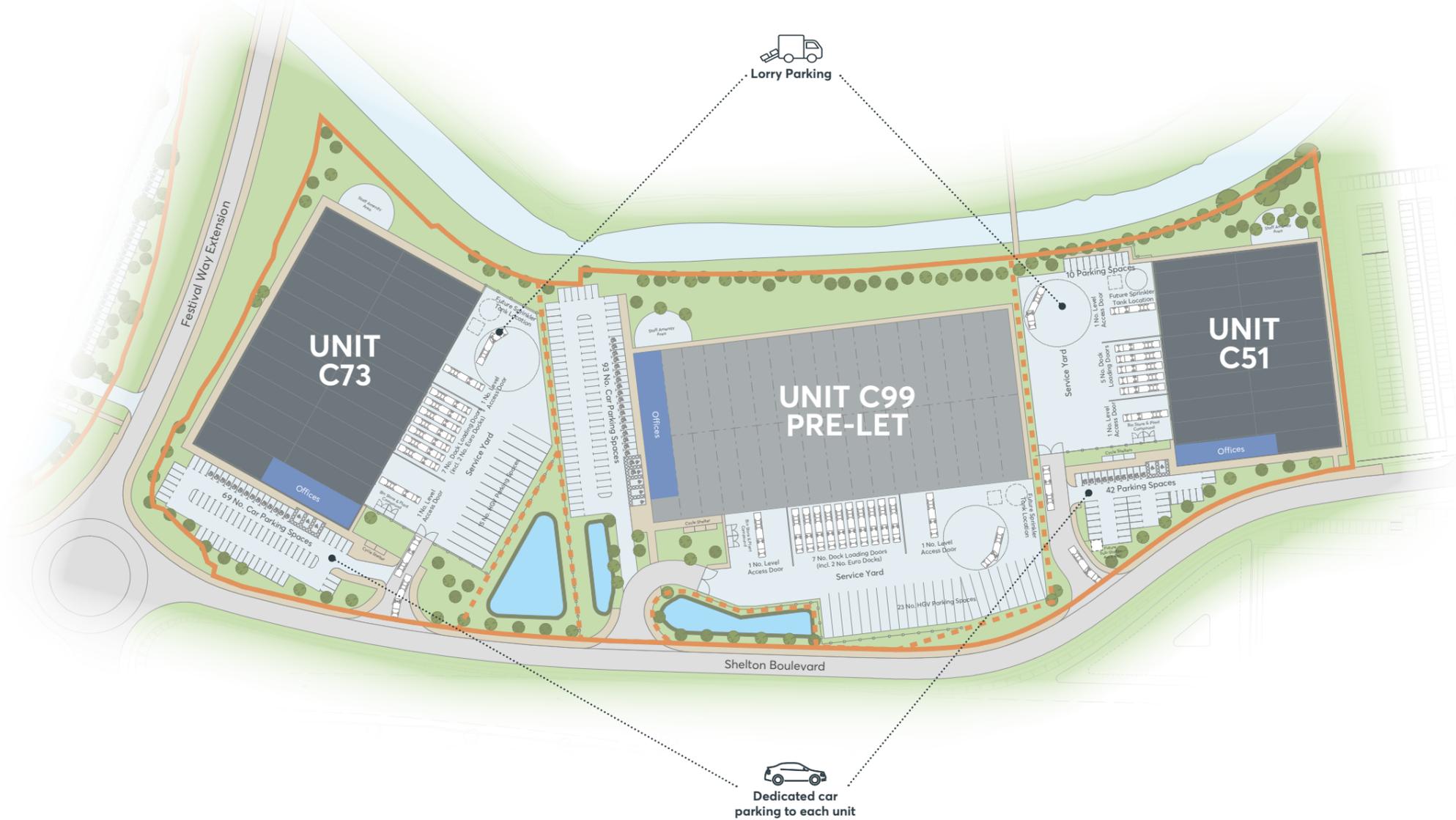
| | |
|-------------|----------|
| A50 | 3.1 mile |
| M6, J15 (S) | 4.6 mile |
| M6, J16 (N) | 8 mile |

Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.





Schedule of accommodation

ST. MODWEN PARK
STOKE CENTRAL



Enhanced landscaping and outdoor areas



First floor office with flexible undercroft for occupier fit-out



EPC A rated



High quality estate environment, labour proximity and travel mode options



EV car charging



Unrestricted 24 hour access / use



Planning consent for B8 / Warehouse / Distribution uses

| | UNIT C73 | UNIT C51 |
|----------------------|----------------------------------|----------------------------------|
| WAREHOUSE | 68,836 SQ FT (6,395 SQ M) | 48,329 SQ FT (4,49 SQ M) |
| OFFICES INC. GF CORE | 4,876 SQ FT (453 SQ M) | 3,638 SQ FT (338 SQ M) |
| EAVES HEIGHT (M) | 12.5 M | 10 M |
| YARD DEPTH (M) | 50 | 50 |
| DOCK LEVEL | 7 | 5 |
| LOADING DOORS | 7 | 5 |
| LEVEL ACCESS | 2 | 2 |
| LOADING DOORS | 2 | 2 |
| EURO DOCK DOORS | 2 | 0 |
| FLOOR LOADING | 50 kN SQ M | 50 kN SQ M |
| CAR PARKING | 69 | 52 |
| HGV PARKING | 24 | 7 |
| TOTAL | 73,712 SQ FT (3,190 SQ M) | 51,968 SQ FT (4,828 SQ M) |

*All floor areas are approximate gross internal areas.

A range of bespoke fit out options are available.



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.

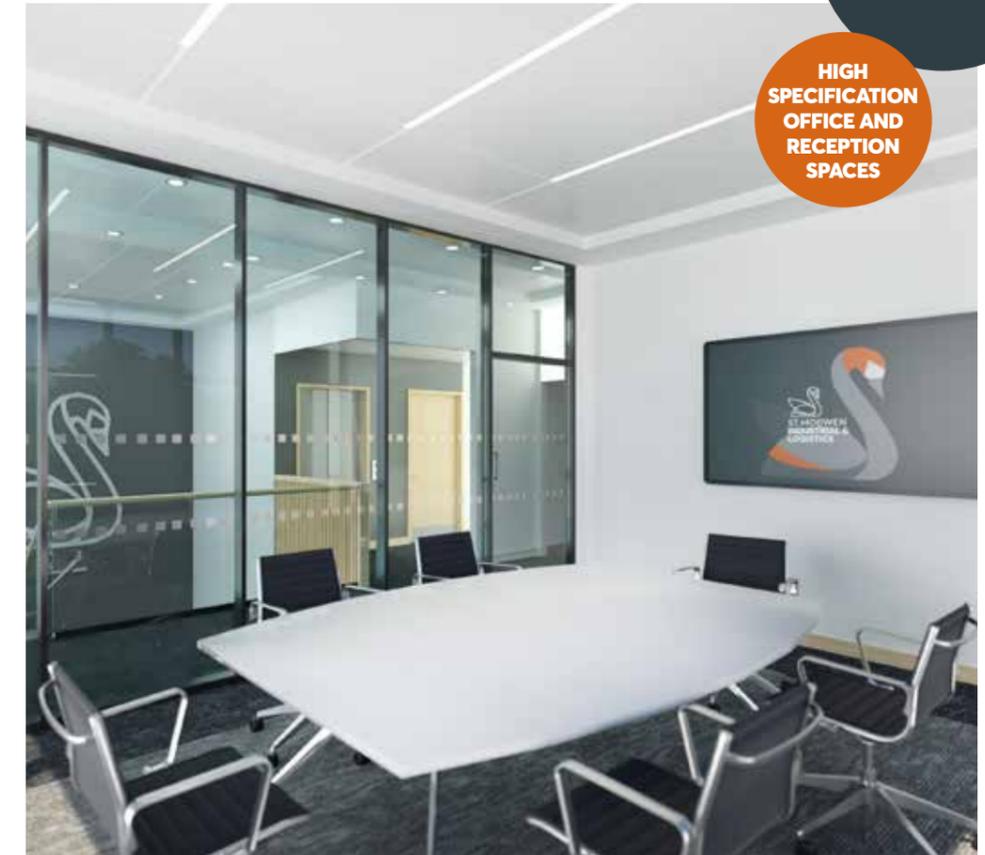
Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

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 well being
- 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



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code





Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

| | | | | | |
|----------------------|--|------------------------|---------------------------|--------------------|--|
| Net carbon reduction | Biodiversity & sustainable environments ambition | Diversity & inclusions | Education & future skills | Health & wellbeing | Responsible operating practices & partnerships |
|----------------------|--|------------------------|---------------------------|--------------------|--|



About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality Urban and Big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen



Part of St. Modwen Developments Ltd. (Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. April 2022. TBDW 00457-08.