



# INDURENT

## PARK MEAFORD

NORTH STAFFORDSHIRE ST15 0WQ  
///SAYING.SHAKY.MELT

### BRAND NEW WAREHOUSE SPACE

PHASE 1:

M38: 37,940 SQ FT ( 3,525 SQ M )

M81: 80,866 SQ FT ( 7,513 SQ M )

Available November 2024

BUILD TO SUIT AVAILABLE UP TO  
633,537 SQ FT (58,857 SQ M)



Located near  
J14 and J15  
of M6



BREEAM  
Excellent.  
Top 10% of UK  
warehouses for  
sustainability



Power available  
immediately up  
to 9.2 MvA

Warehousing that Works.

# High performance space for your business.

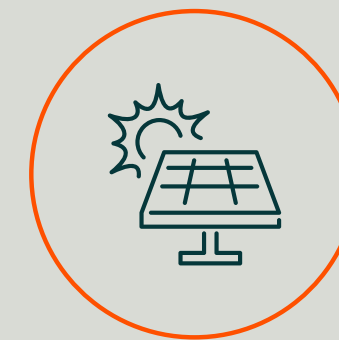
If you're looking for a high-performing, sustainable space that works as hard as you do, then look no further. Indurent Park Meaford offers warehouse units and an environment that will deliver benefits for your business and your people.

## An ideal location for the Midlands

Situated equidistant between J14 and J15 of the M6 motorway, Indurent Park Meaford is strategically located on the M6 corridor. The development is accessed off Meaford Road which joins the A34 dual carriageway, linking Stoke-on-Trent to the north and Stafford to the south.



Power immediately available to site, available up to 9.2 MvA.



PV panels included at no extra cost, generating energy savings of up to £17,500 & £28,000 per annum\*.



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



10% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Targeted for BREEAM Excellent rating which will place these warehouses in the top 10% of the UK for sustainability.



Warehousing that Works.

\*data obtained using TM54 energy modelling software.



# Why choose Indurent Park Meaford?



Ideally located for national distribution to major hubs.



Local workforce can be drawn on from Stoke-on-Trent and Stafford.



Strategically located for easy access to the M6, A34 and A500.



Large amount of green space and open amenity for occupiers to enjoy.



Warehousing that Works.



## LOCALISED WORKFORCE.

A working age population of approx. 116,378 in a 10km radius.



## STRONG AND DIVERSE LABOUR POOL.

Approx. 30% of the local employed population employed within industries that could be attracted to the site.



## COMPETITIVE WAGES.

The gross median hourly wage in Staffordshire is £15.90 (England is £16.48).



## ENHANCED PARK ENVIRONMENT.

Designed with health and wellbeing in mind, the park's impressive plans will not only create hundreds of jobs but will also provide extensive green spaces and retained woodland for both staff and the local community to enjoy.

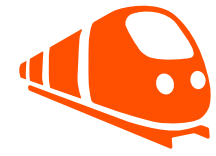


Source: Stantec. Figures are based on 10km catchment from the site.



Warehousing that Works.

# You're well-connected.



**LESS THAN 2 MILES**

to Stone (Staffs) Train Station



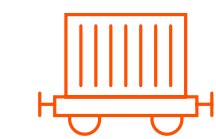
**6 MILES**

from junction 14 and 15 of the M6



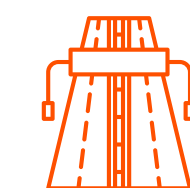
**7 MILES**

from Stoke-on-Trent



**40 MILES**

from Birmingham Freightliner Terminal and East Midlands Gateway Freight Interchange



**1 HOUR**

drive from Birmingham Freightliner Terminal

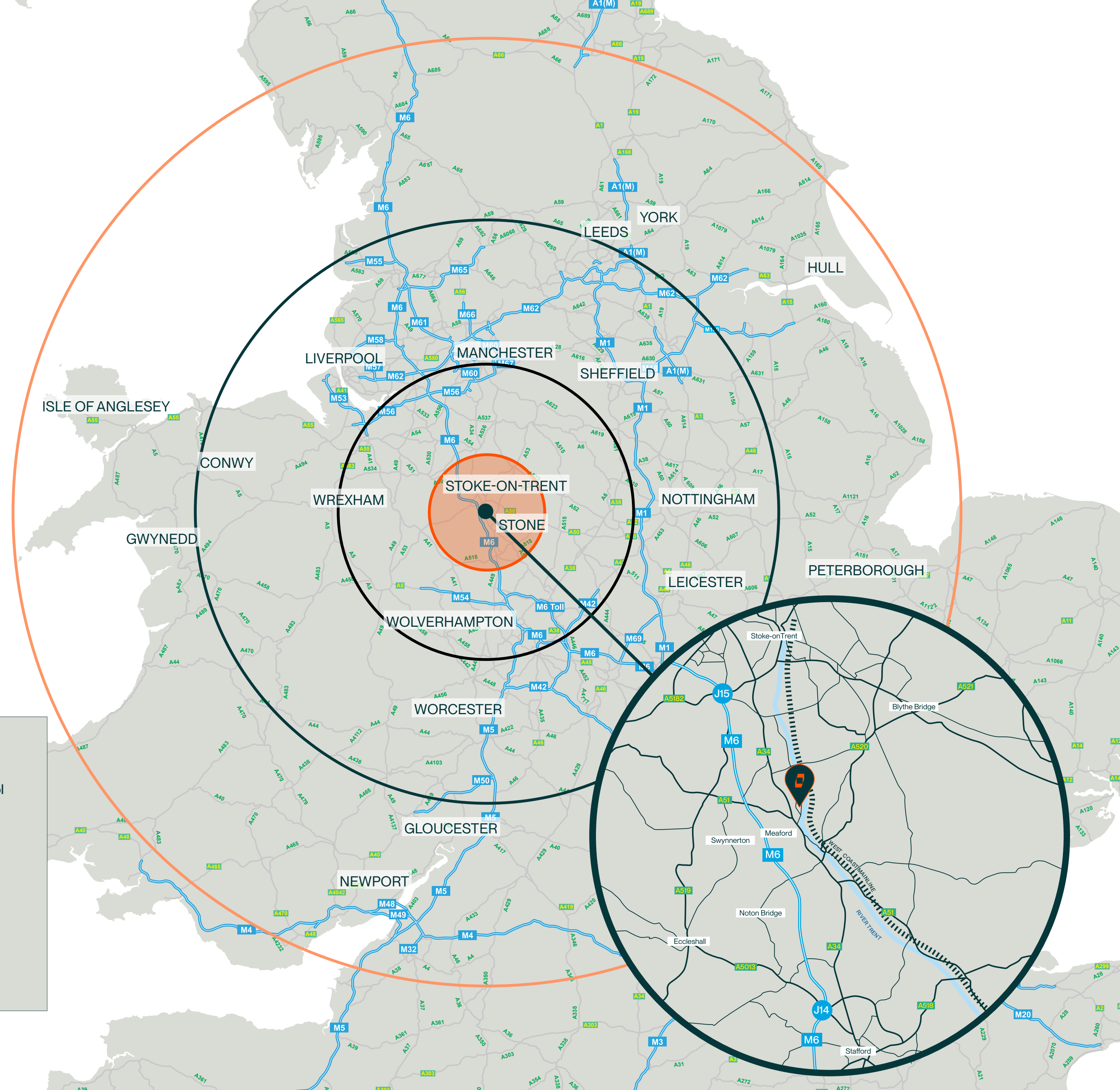


Warehousing that Works.

**Drive times**

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

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



# Schedule of accommodation.

	M38	M81
WAREHOUSE	34,042 SQ FT (3,162 SQ M)	72,589 SQ FT (6,744 SQ M)
OFFICES INC. GF CORES	1,907 SQ FT (177 SQ M)	4,077 SQ FT (379 SQ M)
PLANT DECK	1,991 SQ FT (185 SQ M)	4,200 SQ FT (390 SQ M)
<b>TOTAL</b>	<b>37,940 SQ FT (3,525 SQ M)</b>	<b>80,866 SQ FT (7,513 SQ M)</b>
YARD DEPTH	35 M	50 M
CLEAR INTERNAL HEIGHT	10 M	10 M
LOADING DOCKS	N/A	5
LEVEL ACCESS LOADING DOORS	4	2
HGV PARKING	N/A	12
CAR PARKING	71	93
EV CHARGING POINTS	8	9
EPC	A	A
<b>PLOT AREA</b>	<b>2.03 ACRES (0.82 HECTARES)</b>	<b>4.37 ACRES (1.76 HECTARES)</b>



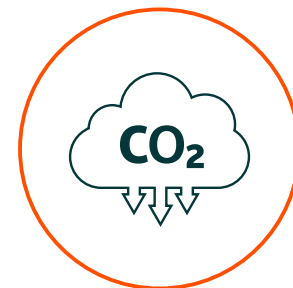
Targeted for BREEAM rating Excellent



50 kN sq/m floor loading



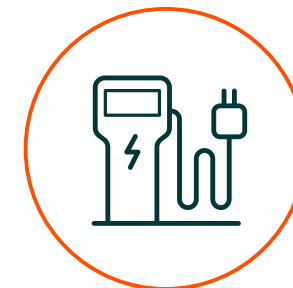
10% roof lights



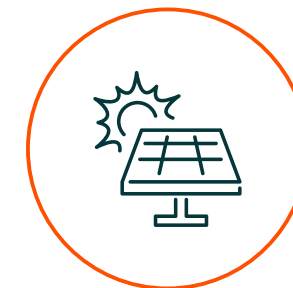
Operationally net zero carbon to offices



On-site fitness trail



EV car charging



PV provided to meet EPC A



Up to 9.2 MvA of power supply

All floor areas are approximate gross internal areas. \*Subject to final plan.



Warehousing that Works.

# Phase 1 master plan.



Dedicated car parking

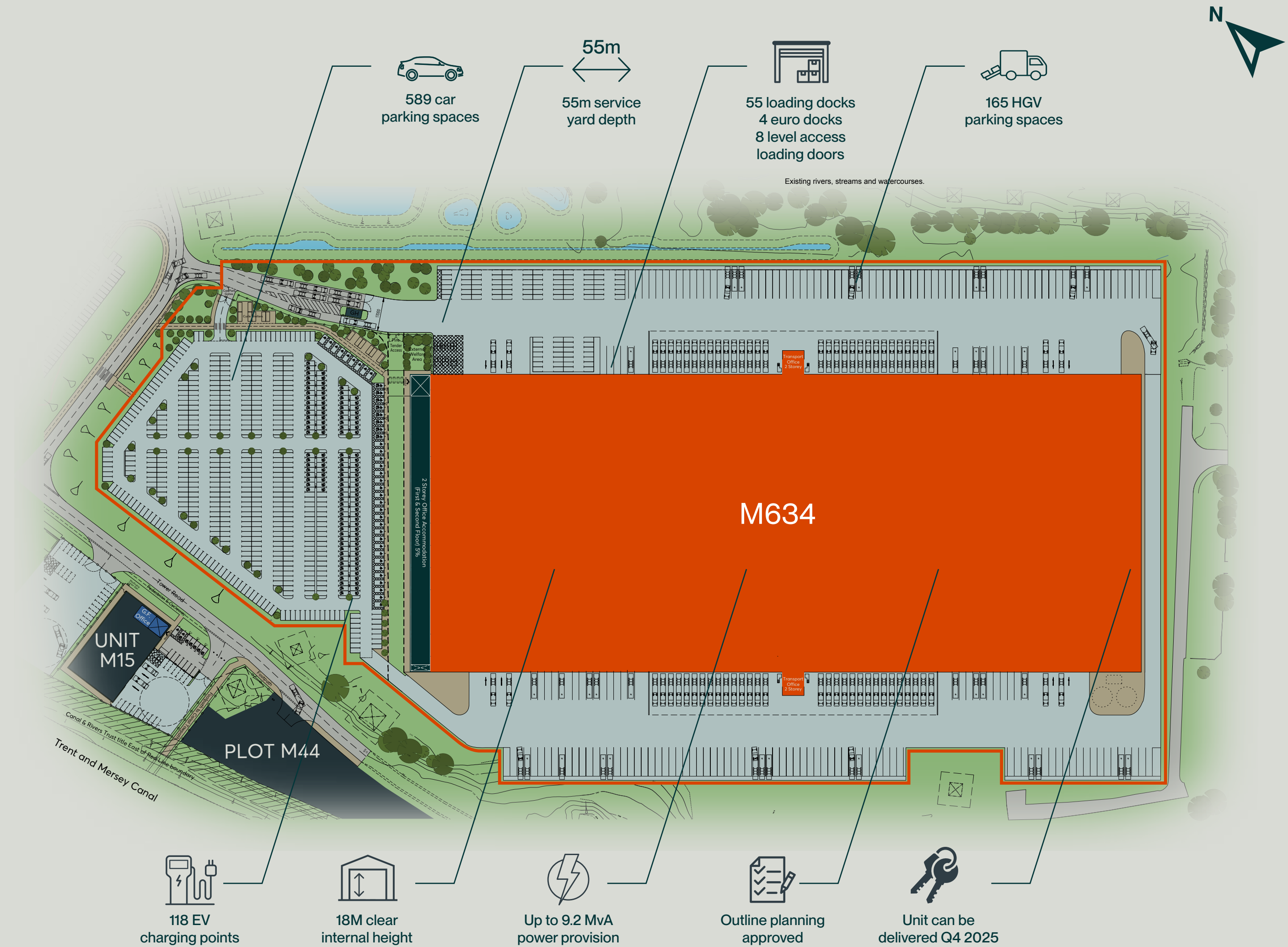
Lorry Parking

- Key**
- Phase 1 available Nov 24
  - Reserved matters granted - units can be delivered Q4 2025
  - Build to suit opportunities - see next page for alternative option up to 633,547 sq ft

Site plan is indicative.

# Build to suit alternative layout.

M634 CROSS DOCK OPTION	
WAREHOUSE	594,087 SQ FT (55,192 SQ M)
OFFICE INC. GF CORE	33,191 SQ FT (3,084 SQ M)
TRANSPORT OFFICE	6,000 SQ FT (557 SQ M)
GATEHOUSE	262 SQ FT (24 SQ M)
<b>TOTAL</b>	<b>633,537 SQ FT (58,857 SQ M)</b>
YARD DEPTH	55 M
CLEAR INTERNAL HEIGHT	18
LOADING DOCKS	55
EURO DOCKS	4
LEVEL ACCESS LOADING DOORS	8
HGV PARKING	165
CAR PARKING	589
EV CHARGING POINTS	118
POWER PROVISION	UP TO 9.2 MVA
PLOT AREA	30.51 ACRES (12.35 HECTARES)



All floor areas are approximate gross internal areas.



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 Indurent 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



**MARCUS RILEY**

*Development Manager*

📞 07834 791 167

✉️ [marcus.riley@indurent.com](mailto:marcus.riley@indurent.com)



Warehousing that Works.





**MARCUS RILEY**

*Development Manager*

📞 07834 791 167

✉️ [marcus.riley@indurent.com](mailto:marcus.riley@indurent.com)



**HANNAH BRYAN-WILLIAMS**

*Senior Customer & Leasing Manager*

📞 07971 386 918

✉️ [hannah.bryan-williams@indurent.com](mailto:hannah.bryan-williams@indurent.com)



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