

BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

25,000 TO 518,000 SQ FT

FOR SALE / TO LET

- ⦿ UNRESTRICTED DEVELOPMENT HEIGHT
- ⦿ DIRECT ACCESS TO A500 / M6 J16
- ⦿ FIRST UNIT AVAILABLE FROM Q4 2025



**CHATTERLEY
PARK**

chatterleypark.co.uk

A500 / M6 J16

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

/// SCULPTURE.DIVISIONS.ENHANCEMENT

Harworth



CHATTERLEY PARK

The 106-acre Chatterley Park site is adjacent to the A500, in close proximity to Junction 16 of the M6.

Chatterley Park will drive economic growth in Stoke-on-Trent and Staffordshire. Reinforcing the areas reputation as a logistics hub and a centre of manufacturing excellence.

Once completed, the 1.2 million sq ft development is expected to support 1,700 jobs, providing a significant boost to economic activity, skills and job density in the local area.

- Design and build opportunities from 25,000 to 518,000 sq ft
- No height restrictions
- 15 MVA power secured site wide. Further capacity available
- 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
- Buildings will be developed to a high environmental specification
- Targeted BREEAM Excellent and EPC Rating A, maximising opportunities for the buildings to be Net Zero Carbon in Operation





SOUTH TO BIRMINGHAM

M6

J16

NORTH TO MANCHESTER

A500

A34

NEWCASTLE-UNDER-LYME

CHATTERLEY
PARK

A500

STOKE-ON-TRENT & EAST MIDLANDS

A527

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People to power your business

Highly competitive labour costs and a skilled workforce in aligned trades



£565.70 gross weekly pay in Newcastle-Under-Lyme (Ave. £640.00 UK)



26,000 employed in distribution in the local area (7.5% vs 5.1% UK)



6.7m people economically active in the West Midlands and North West




38,500 employed in manufacturing (10.1% vs 8% UK)

NOMIS July 2023

A highly attractive region for business, see the "We are Staffordshire" website for further details:



Work here - A place to prosper 



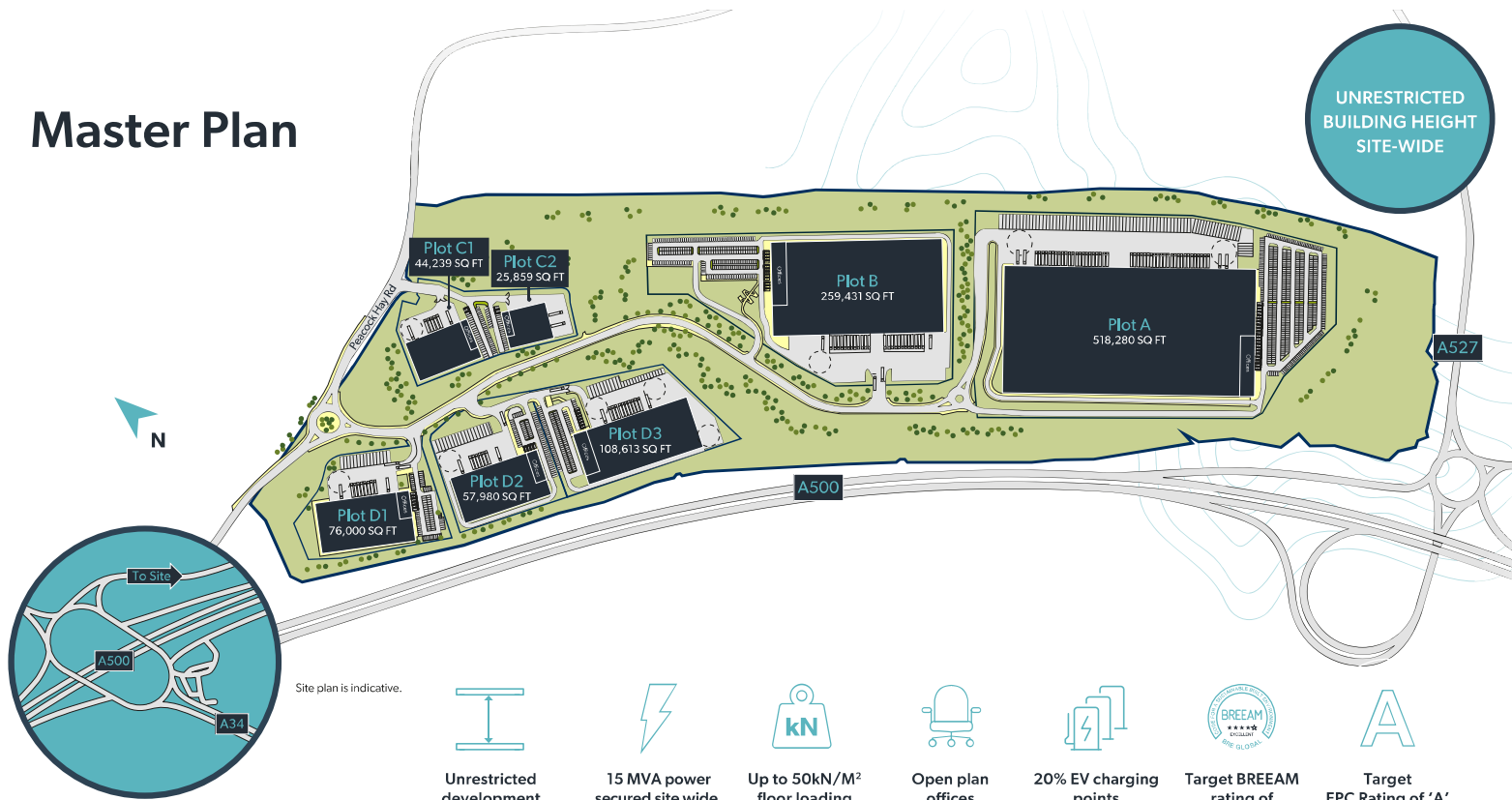
Live here - A place to prosper 

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Approximately 3.2 million people within a 45 minute commute of the site.



Master Plan



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Plot A 518,280 SQ FT

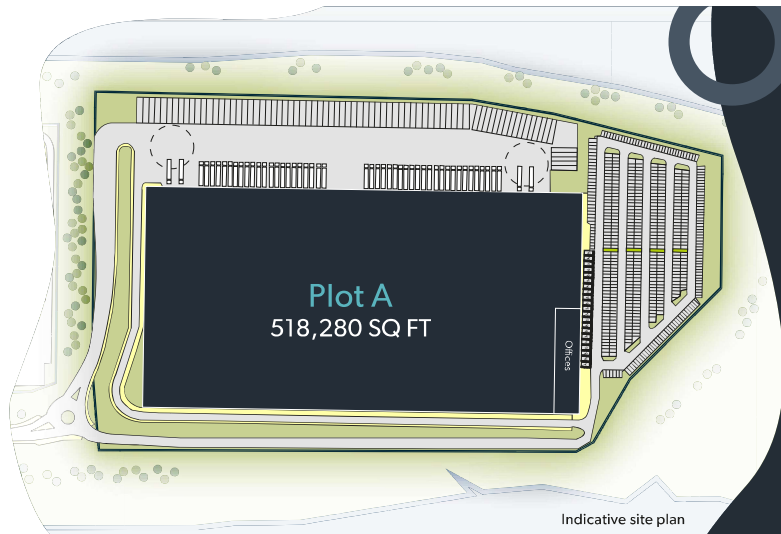
Capable of accommodating in excess of half a million square feet and with no restrictions on height, **Plot A** at Chatterley Park is one of the largest opportunities by volume on the UK market.

Indicative Accommodation	sq ft	sq m
Warehouse	490,188	45,540
First floor offices	12,270	1,140
Second floor office	12,270	1,140
Hub offices	3,552	330
Total GIA	518,280	48,150

VIEW CROSS DOCK OPTION HERE:



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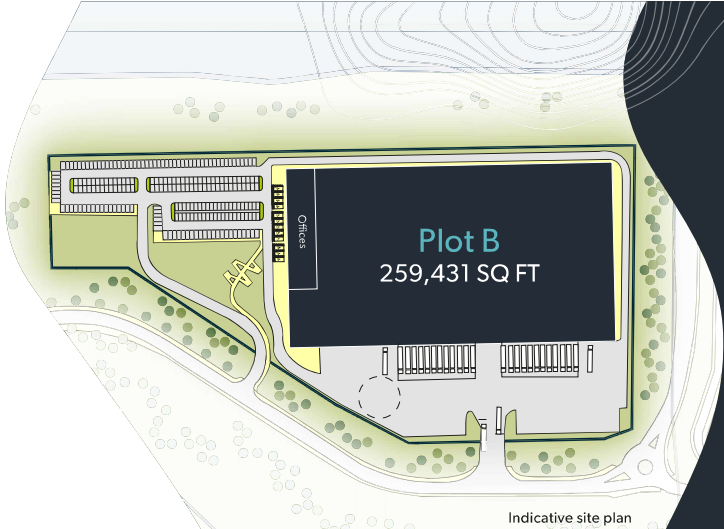
Indicative site plan

- 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 Power. Further capacity available

Plot B 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	sq ft	sq m
Warehouse	245,993	22,848
First floor offices	12,800	1,190
Hub offices	688	64
Total GIA	259,431	24,102



- 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 Power. Further capacity available

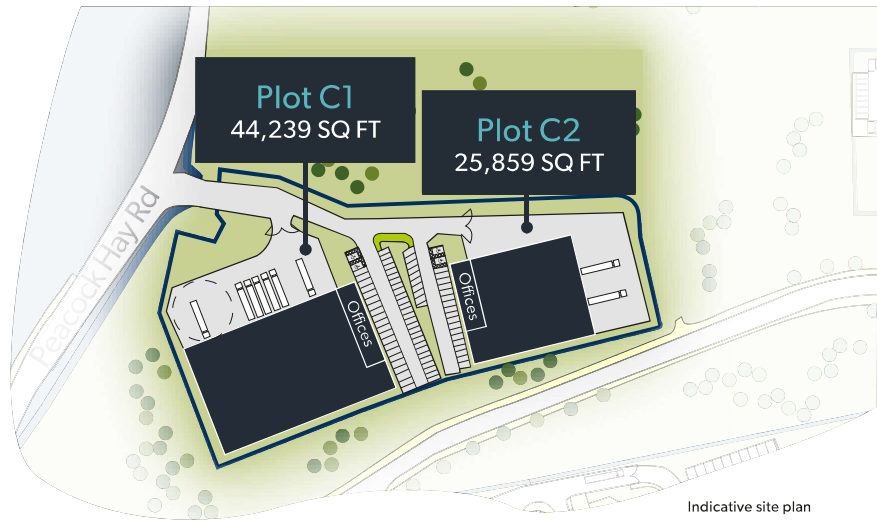






Plot C1 44,239 SQ FT

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.



- 
Dedicated access to both plots
- 
Level access doors to both plots
- 
20% EV charging points to both plots
- 
0.5 MVA to both plots

Indicative accommodation	Plot C1		Plot C2	
	sq ft	sq m	sq ft	sq m
Warehouse	41,333	3,840	23,508	2,184
First floor offices	2,906	270	2,351	218
Total GIA	44,239	4,110	25,859	2,402

INDICATIVE SPECIFICATION

- | | |
|--|---|
| Plot C1

12M clear height

4 dock level loading doors

51 car parking spaces

35m secure service yard

Split unit option | Plot C2

10M clear height

31 car parking spaces

26m secure service yard |
|--|---|

Plot D2 57,980 SQ FT

Plot D3 108,613 SQ FT

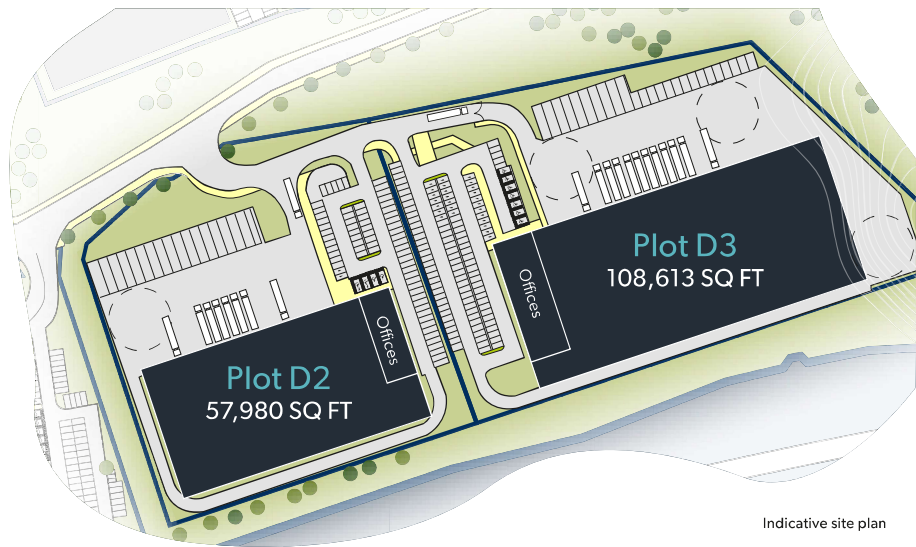
Plot D features two opportunities ideal for industrial and logistics occupiers looking for grade-A space.

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

- 12.5m clear height to both plots
- 2 Level access doors to both plots
- 20% EV charging points to both plots
- 50m secure service yard to both plots

Indicative accommodation	Plot D2		Plot D3	
	sq ft	sq m	sq ft	sq m
Warehouse	55,218	5,130	103,441	9,610
First floor offices	2,762	257	5,172	481
Total GIA	57,980	5,387	108,613	10,091

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INDICATIVE SPECIFICATION

- | | | | | |
|----------------|-----------------------------|------------------------|---------------------------|-------------------------|
| Plot D2 | 6 dock level loading doors | 54 car parking spaces | 18 trailer parking spaces | 0.8 MVA available power |
| Plot D3 | 10 dock level loading doors | 100 car parking spaces | 10 trailer parking spaces | 1.1 MVA available power |



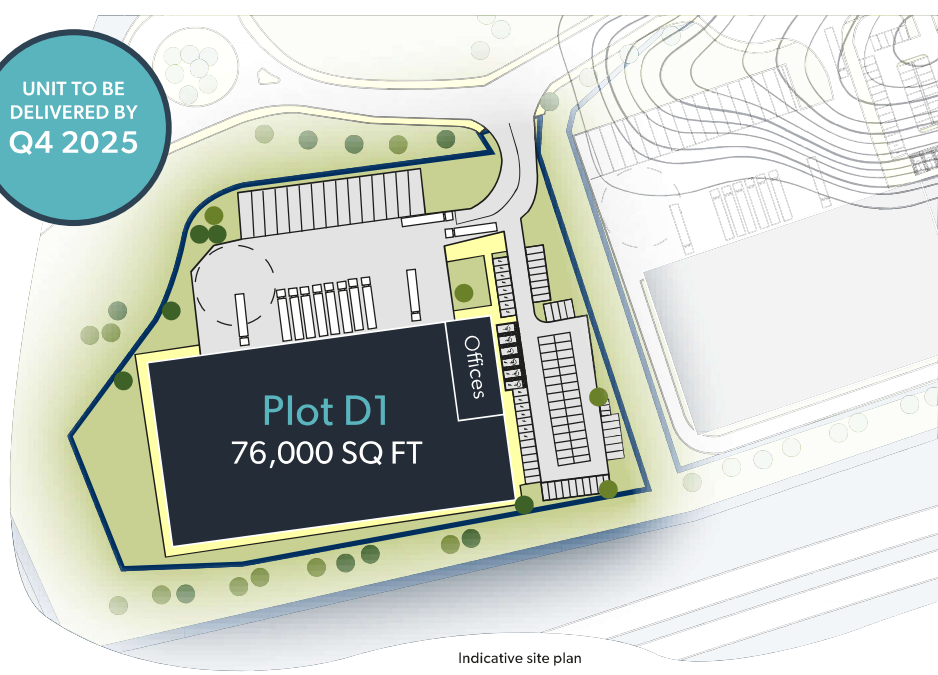
Plot D1 76,000 SQ FT

Plot D1 is ideal for industrial and logistics occupiers looking for strategically located high quality 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	sq ft	sq m
Warehouse	72,000	6,708
First floor offices	3,800	353
Total GIA	76,000	7,061

UNIT TO BE DELIVERED BY Q4 2025



Indicative site plan

- 
12.5m
clear height
- 
4 dock level
loading doors
- 
2 level
access doors
- 
50m secure
service yard
- 
88 Car
parking spaces
- 
15 Trailer
parking spaces
- 
1 MVA
available
power

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Take a closer look

Warehouse

- Unrestricted development height
- Dock level loading doors
- Level access doors
- FM2 category floor
- Up to 50 kN/m² floor loading

Offices

- Ground floor reception with lift
- Fitted out offices
- Mechanically ventilated system
- Suspended ceilings
- Enhanced kitchen and WC areas

External

- 24/7 access
- Up to 60m deep service yards
- Secure site
- Car parking spaces
- 20% EV charging points
- Ducts to 100% of parking spaces
- Enhanced landscaping and walking routes

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Indicative CGI

Sustainability

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 sanitaryware 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.



**Target BREEAM
'Excellent'**



Target Net Zero



Target EPC A



**Air source
heat pumps**



PV panels



LED lighting

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- ✓ Ready for net zero carbon in operation, contributing to your net zero journey
- ✓ Enhanced building fabric to exceed Building Regulations for energy efficiency
- ✓ Roof mounted photovoltaic array providing up to 100% power to the office space
- ✓ Building structure ready to accommodate photovoltaic array up to 60% of roof area
- ✓ 15% roof lights, reducing daytime lighting energy costs
- ✓ LED lighting as standard to minimise energy usage and reduce emissions
- ✓ High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices
- ✓ Water conserving sanitaryware
- ✓ Water leak detection to save water costs via pipe bursts
- ✓ Sustainable drainage to manage water quality and protect local watercourses
- ✓ EV chargers to 20% of spaces with capacity for additional chargers to be installed
- ✓ Ducts to 100% of parking spaces
- ✓ Use of locally sourced recycled and natural products where possible
- ✓ Construction waste minimised by recycling, reducing road miles and land fill



Location

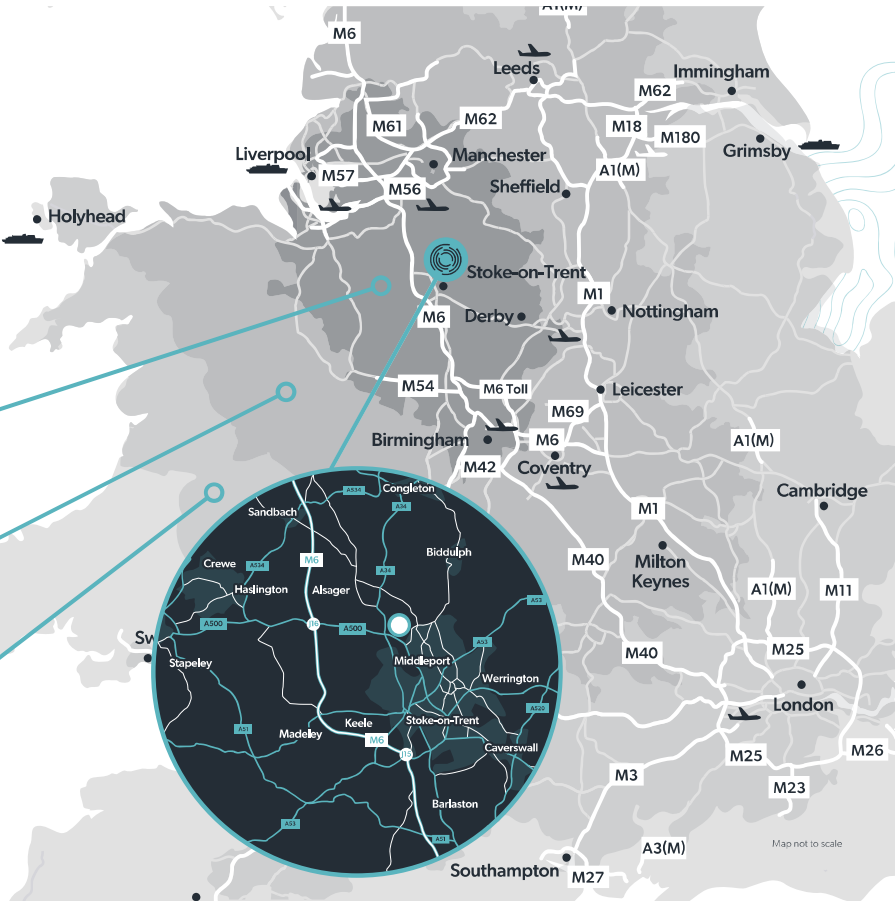
Primed for regional and national reach

	Minutes	Miles
Major Routes		
A500	Direct Access	
M6 J16	8	6
M6 J21A / M62	55	37
M1 J24A	83	56
Towns and cities		
Stoke-on-Trent	10	6
Stafford	33	22
Derby	55	43
Manchester	60	41
Birmingham	60	51
Sea Ports		
Liverpool	88	59
Airports		
Manchester	42	28
Birmingham	65	60
East Midlands	76	51

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- 1.5 hours
- 3 hours
- 4.5 hours

Source: Lorry Route Planner



About Harworth

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

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

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.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: harworthgroup.com

c14,000

ACRES OF LAND

c100

SITES OWNED AND MANAGED

£4.8BN

POTENTIAL GVA UPLIFT

37.7M

SQ FT OF POTENTIAL I&L SPACE

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A500 / M6 J16
Peacock Hay Road, Stoke-on-Trent,
Staffordshire ST7 1UN

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Harworth is committed to sustainable regeneration and we are delighted to invest into Chatterley Park. The strategic location can serve the North West, East and West Midlands and will drive significant economic growth. It provides the perfect platform to drive successful business growth.

harworthgroup.com

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