



WORCESTER
SIX

JUNCTION 6 - M5
WR4 0AD

TO LET / FOR SALE

OFFICES / INDUSTRIAL / TECHNOLOGY

10,000 - 500,000 SQ FT

www.worcestersix.co.uk

A development by

STOFORD

WORCESTER SIX OVERVIEW



Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location. When complete, Worcester Six will provide circa 1.5m sq ft of employment floor space in a unique business environment and now benefits from over 700,000 sq ft having been delivered or committed across the scheme.

The quality of life in Worcestershire makes relocation very attractive with a rich historical and natural heritage, world-class sporting and cultural attractions and top performing schools.



STRATEGICALLY PLACED



SAINSBURY'S
 WORCESTER BOSCH
 SOUTHCO
 PREMIER INN
 WORCESTER RFC
 RWE NPOWER PLC
 DAVID LLOYD LEISURE CLUB
 BIRMINGHAM (NORTH)
M5, JCT 6

JCT 7 & BRISTOL (SOUTH)

KIMAL
Serving healthcare innovation

KOHLER *mira*
SHOWERS

IONOS

Zwick / Roell

LIBERTY
 163

Cornelius

Materials Solutions

Spire Healthcare

DRIVE TIMES

M42 (Junction 1)	11 miles	13 mins	Bristol	63 miles	63 mins
M40 (Junction 16)	24 miles	23 mins	London	128 miles	157 mins
M6 (Junction 8)	30 miles	37 mins	Birmingham International Airport	32 miles	38 mins
Birmingham	25 miles	35 mins	Jaguar Land Rover (Solihull)	31 miles	43 mins

SPECIFICATION

ACCOMMODATION

	Commercial ft ²	Office ft ²	Total ft ²
Unit 1A (B1)	-	37,975	37,975
Unit 1B	56,400	-	56,400
Unit 2A		Cornelius	
Unit 2B		Spire Healthcare	
L163	155,334	7,836	163,170
L45		Materials Solutions	
Unit 5A (B1)	-	40,000	40,000
Unit 5B (B1)	-	40,000	40,000
Unit 6		IONOS	
Unit 7	197,857	10,414	208,270
Unit 8A	92,582	4,873	97,455
Unit 8B	50,797	2,674	53,470
Unit 9		Kohler Mira	
Unit 10A		Kimal	
Unit 10B		ZwickRoell	
Unit 10C	33,800	4,000	37,800
TOTAL			1,321,984

Build to suit units are available, tailored to your business needs, in a secure, managed and landscaped setting.

Outline planning consent has been granted for 1.5m sq ft of employment accommodation.

Detailed planning consent has been granted for a 37,975 sq ft standalone office building providing a flagship opportunity at the entrance to the scheme.

Phase 1A and 1B access roads are now complete, with two secure entrances in to the development.

Indicative building sizes are shown in green on the masterplan, with bespoke development available on either a leasehold or freehold basis to suit.



WORLD CLASS WORCESTER

Located at the heart of England, rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and an excellent transport infrastructure, Worcestershire is an excellent location for business.

Worcester has become a hub for both expanding and aspiring businesses looking to take advantage of the area's excellent transport connections and skilled labour force. Worcester is well served by the M5, M42 and M50 motorways which provide great access to the region's key business centres and beyond. Businesses in Worcester are equally well-served by excellent rail connections, with regular services to Birmingham, London Paddington, Bristol and Cardiff. This will be further improved in December 2019 with the opening of Worcester Parkway, located 4.4 miles from Worcester Six and providing access to London in under 2 hours. International visitors benefit from excellent links to Birmingham International Airport.

With particular strengths in advanced manufacturing, agri-tech and IT – including a burgeoning cyber security specialism – the County attracts both internationally recognised businesses, such as Joy Mining, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, Brinton's Carpets and Morgan Motors, together with a vibrant and ever-growing base of smaller entrepreneurial and start-up companies. It is also rapidly establishing itself as the ideal location for corporate headquarters.

Yet the jewel in Worcestershire's crown has to be the quality of life the County can offer. With stunning scenery, rich heritage, top class sporting and cultural attractions, Worcestershire has it all.



1 IN 7 EMPLOYEES
WORK WITHIN THE
MANUFACTURING
SECTOR



1 IN 5 EMPLOYEES
ARE CLASSED AS
PROFESSIONALS



PROPORTIONATELY
MORE RESIDENTS
HAVE NVQ LEVEL 4+
QUALIFICATIONS



£30M INVESTMENT
IN TRANSPORT OVER
THE LAST TWO
YEARS, WITH £60M
MORE COMMITTED

“We are most excited to be completing our wonderful new headquarters at Worcester Six. This 140,000 sq ft unit is actually our seventh logistics site in Worcestershire having outgrown the previous six over the last 28 years and is a testament to the continued success of the Kimal team.”

Alan Press, Chairman of Kimal

WAGES ARE MORE
COMPETITIVE AND
8% BELOW THE
NATIONAL AVERAGE

90% OF SCHOOLS
WITHIN 10 MILES
RATED AS 'GOOD' OR
'OUTSTANDING'

7% EASIER TO FILL
SKILLED VACANCIES
COMPARED WITH
NATIONALLY

25% OF THE COUNTY'S
PROFESSIONALS ARE
IN SCIENCE RESEARCH,
TECHNOLOGY AND
ENGINEERING



ABOUT THE DEVELOPER

We are proud to have been trusted to develop for some of the UK's largest financial institutions and occupiers such as Standard Life, Axa, LaSalle, BlackRock, GE, Severn Trent Water, Npower, Admiral Insurance, Tesco and The Co-operative, together with Government Departments such as HMRC, DSA, DEFRA and The Home Office.

Stoford is a privately owned company with all the shareholders fully employed by the business. Our in depth understanding and experience of business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive.



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