



WORCESTER
SIX

—
Junction 6
M5

TO LET/
FOR SALE

OFFICES FROM

10,000 SQ FT (929 SQ M)

INDUSTRIAL / TECHNOLOGY FROM

20,000 - 500,000 SQ FT (1,858 - 46,452 SQ M)

DEVELOPMENT BY

STOFORD

www.worcestersix.co.uk



WORCESTERSHIRE - A WORLD CLASS DESTINATION

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.

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.

World Class Worcestershire. The perfect location for your World Class Business.

“Worcestershire is a great place to live. It's a large enough place to have great facilities, it's located close enough to population centres to attract the right people – and it's a great place to bring up a family.”

Guy Mucklow, CEO of PCA Predict

Companies already in Worcestershire



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 1.5m sq ft of employment floor space in a unique business environment. The region's statistics are impressive:

- 62% of the 911,000 people living in Worcestershire's catchment area are of working age.
- Local machine manufacturing and engineering employment is 85% above the England average.
- The local workforce has a high proportion of people working in high-tech manufacturing - four times the regional average and twice the national average.
- There are over 172,000 students at the 10 universities within an hour's drive.
- 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.



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ABOUT THE DEVELOPER

Stoford was founded in 1996 to specialise in occupier led pre-let commercial property developments in the Midlands.

Since then, the company has grown significantly and has completed commercial developments totalling 12 million sq ft across a diverse range of sectors, throughout the UK, such as industrial, office, retail and hotels.

Our innovative approach to site and contract procurement has ensured that Stoford remains highly competitive and is able to deliver a quality product on time and within budget.

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, TPG, 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 and successful.

stoford.com



WINNER - AWARDS 2016
Developer of the Year





PCA Predict



Worcester Six Development - artists impression



Worcester Library & History Centre

INDUSTRIAL / TECHNOLOGY / OFFICE /
WAREHOUSING / MANUFACTURING

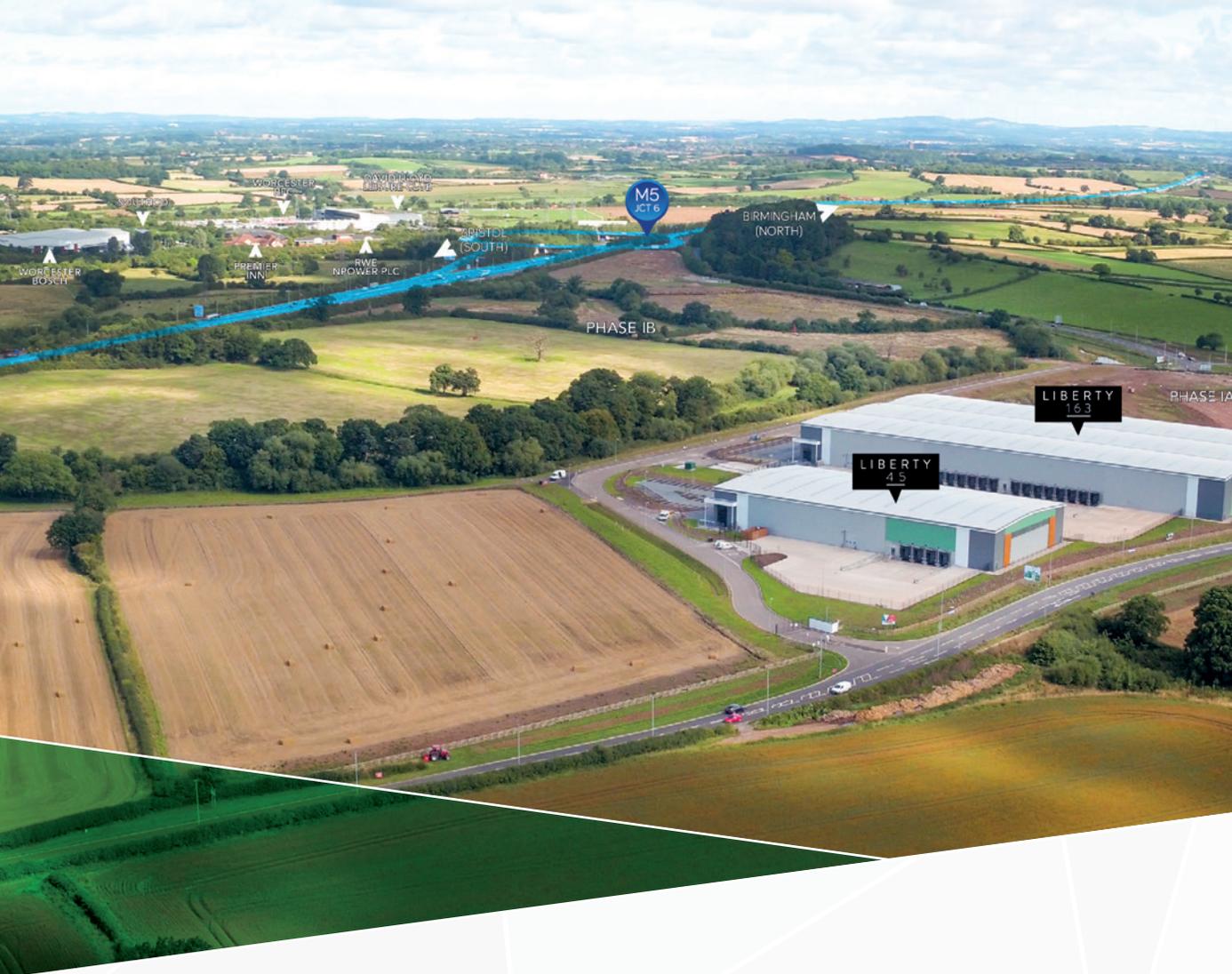
WORCESTER - A GAME-CHANGING LOCATION

Located at the heart of England, Worcester has become a hub for both expanding and aspiring businesses looking to take advantage of the areas 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, and international businesses have close proximity to Birmingham International Airport.

The city also benefits from the rapidly growing University of Worcester as well as access to 10 universities within an hour's drive, providing quality education opportunities to over 172,000 students. Malvern Hills Science Park, which is home to the National Cyber Skills Centre and has expanding research and development facilities, is also in close proximity.

“Worcestershire is easily accessible, centrally located and has excellent road links to all parts of the country. Quite simply, Worcestershire is good for business and good for growth.”

Ian McDermott, Chief Operating Officer, Sanctuary Group



STRATEGICALLY PLACED

Fronting J6 of the M5, Worcester Six benefits from direct access to the motorway network and is only two and a half miles north east of Worcester city centre. Worcester Six benefits from close proximity to the Warndon Business District with occupiers including Bosch, Yamazaki Mazak, Southco Fasteners and RWE Npower's regional office. Worcester Rugby Football Club, the home of the Worcester Warriors, is located directly adjacent to J6.

Drive Times

Located 25 miles south west of Birmingham city centre, 24 miles north of Cheltenham and within 31 miles of Birmingham International Airport, Worcester Six benefits from the following average drive times:

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

M5, JCT 6



WORCESTER SIX

Junction 6
M5

OVERVIEW

- Build to suit units available tailored to your business needs, in a managed, landscaped setting.
- Outline planning consent granted for 1.5m sq ft of employment accommodation.
- Detailed planning consent granted for a 42,356 sq ft standalone office unit providing a flagship opportunity at the entrance to the scheme.
- Off-site highway infrastructure works now complete.
- Phase A access road complete with Phase B access road under construction. Two speculative units now complete on Phase A.

WORCESTER SIX HAS OUTLINE PLANNING CONSENT FOR UP TO 1.5M SQ FT OF B1, B2 AND B8 USES.

PHASE 1A

This is the initial phase of development which is now established with the speculative development of two industrial/technology units extending to 45,383 sq ft and 163,170 sq ft.

Adjacent to this there is further planned development including a standalone 28,500 sq ft on Plot 2A and 72,500 sq ft on Plot 2B.

Buildings are available on a design and build basis from 10,000 sq ft up to 100,000 sq ft.

Unit	Commercial ft ²	Office ft ²	Total ft ²
Unit 1A (B1)	-	37,975	37,975
Unit 1B (B1)	-	37,975	37,975
Unit 1C (B1)	-	10,500	10,500
Unit 1D (B1)	-	33,130	33,130
Unit 2A (B1/B2/B8)	26,000	2,500	28,500
Unit 2B (B1/B2/B8)	Under Offer		72,500
L163 (B1/B2/B8)	155,333	7,825	163,170
L45 (B1/B2/B8)	Let		45,383
Total	181,333	129,905	429,133

PHASE 1B

Suitable for larger scale occupiers for buildings up to 500,000 sq ft. Work on this phase is now underway following the agreement of a 140,000 sq ft to Kimal.

Unit	Commercial ft ²	Office ft ²	Total ft ²
Unit 5A (B1)	-	40,000	40,000
Unit 5B (B1)	-	40,000	40,000
Unit 6	89,000	4,500	93,500
Unit 7	104,800	5,200	110,000
Unit 8	161,000	8,000	169,000
Unit 9	300,000	12,500	312,500
Unit 10A	Pre-Let to Kimal		140,000
Unit 10B	60,000	6,000	66,000
Total	912,847	125,621	1,038,468
Plot 10C	Expansion Land		0.94 acres

Note the above areas are indicative only



Indicative Masterplan



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Working together with

