

# ST. MODWEN PARK STOKE SOUTH

S22(A) | S22(B) | S37

STOKE-ON-TRENT  
STAFFORDSHIRE  
ST4 4EG

COMPLETION Q1 2020



[stmodwen.co.uk](http://stmodwen.co.uk)

**SPECULATIVE WAREHOUSE UNITS TO LET**  
S22(A) / S22(B) - 22,000 sq ft (2,044 sq m)  
S37 - 37,100 sq ft (3,446 sq m)

 **ST.MODWEN**



**400 acre**  
business park



Prominent site providing  
**direct**  
access to A50/A500



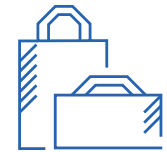
**UK**  
Government assisted area



Further phases up to  
**250,000**  
sq ft (23,225 sq m)



**2.3 million**  
sq ft already developed



**Excellent**  
local amenities

ST. MODWEN PARK STOKES SOUTH IS A 400 ACRES (162 HECTARE) MIXED-USE BUSINESS PARK WITH 2.3 MILLION SQ FT OF DEVELOPMENT COMPLETED TO DATE.

MAJOR LOCAL OCCUPIERS INCLUDE:

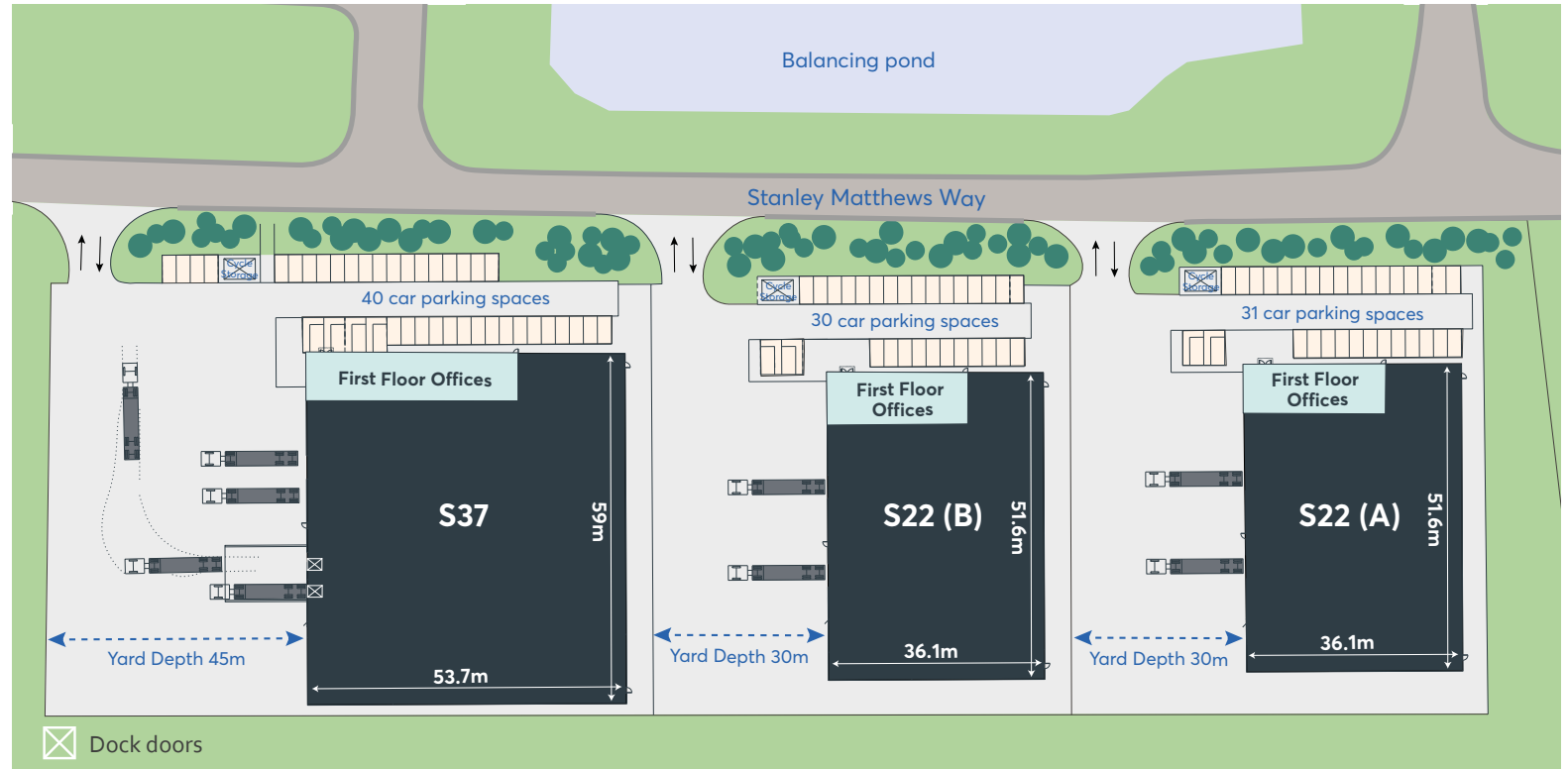


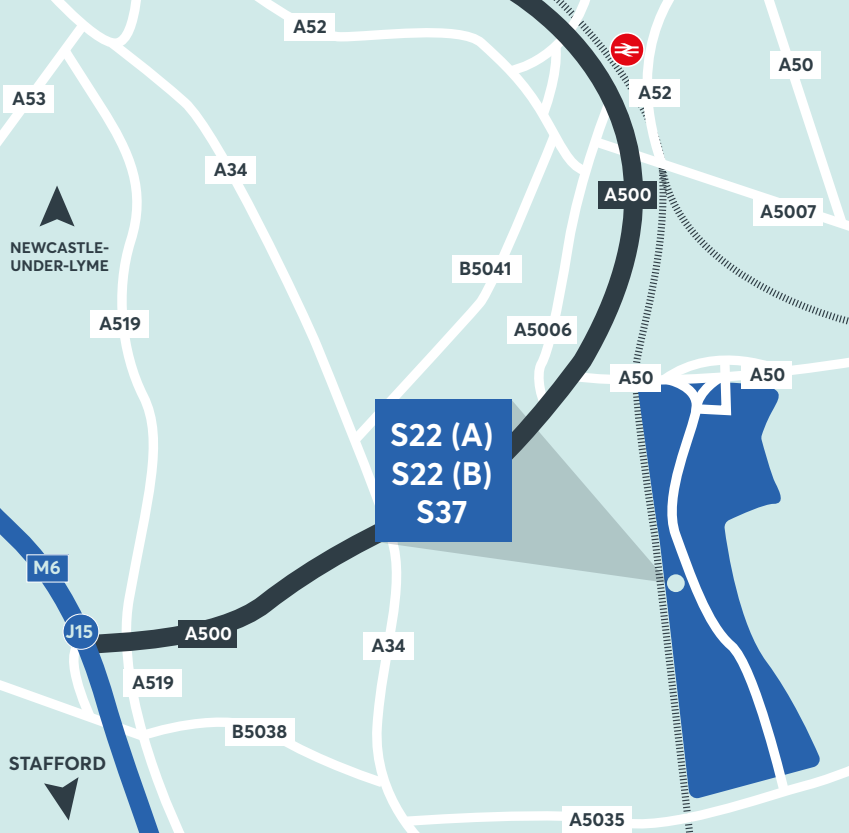
# COMPLETION Q1 2020

| S22 (A)             |                     |
|---------------------|---------------------|
| Warehouse           | 20,000 sq ft        |
| First Floor Offices | 2,000 sq ft         |
| Total GIA           | 22,000 sq ft        |
| Haunch Height       | 8m                  |
| Floor Loading       | 50kn m <sup>2</sup> |
| Level Entry Doors   | 2                   |
| Yard Depth          | 30m                 |

| S22 (B)             |                     |
|---------------------|---------------------|
| Warehouse           | 20,000 sq ft        |
| First Floor Offices | 2,000 sq ft         |
| Total GIA           | 22,000 sq ft        |
| Haunch Height       | 8m                  |
| Floor Loading       | 50kn m <sup>2</sup> |
| Level Entry Doors   | 2                   |
| Yard Depth          | 30m                 |

| S37                 |                     |
|---------------------|---------------------|
| Warehouse           | 34,100 sq ft        |
| First Floor Offices | 3,000 sq ft         |
| Total GIA           | 37,100 sq ft        |
| Haunch Height       | 10m                 |
| Floor Loading       | 50kn m <sup>2</sup> |
| Dock Doors          | 2                   |
| Level Entry Doors   | 2                   |
| Yard Depth          | 45m                 |





# TRAVEL DISTANCES

SAT NAV: ST4 4EG

(Source: Google Maps, 2018)

St. Modwen Park Stoke South is strategically positioned between the A50(T) and A5035 with direct access to both. The development is in close proximity to the A500(T) dual carriageway connecting to junction 15 (South) and 16 (North) of the M6.

## CITIES

|                            |                      |
|----------------------------|----------------------|
| Stoke-on-Trent City Centre | 3.4 miles (5.5 km)   |
| Stafford                   | 14.8 miles (23.8 km) |
| Crewe                      | 16.9 miles (27.2 km) |
| Birmingham                 | 43.8 miles (70.5 km) |
| Manchester                 | 46 miles (74 km)     |
| London                     | 157 miles (252.6 km) |

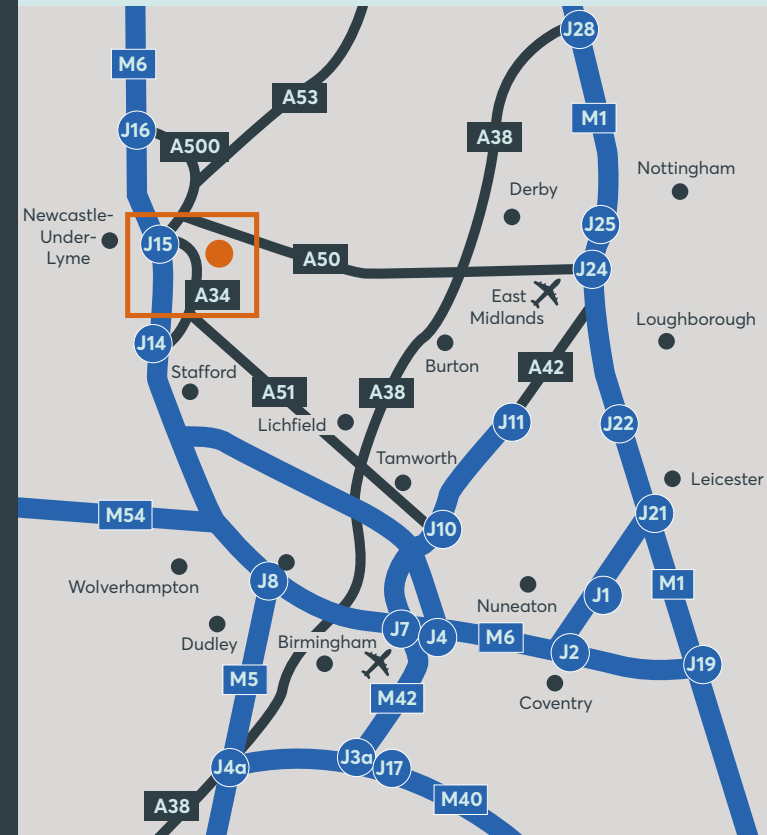
## MOTORWAYS

|         |                      |
|---------|----------------------|
| M6 J15  | 2.8 miles (4.5 km)   |
| A500    | 1 mile (1.6 km)      |
| A50     | 0.3 miles (0.5 km)   |
| M1 J24a | 39.9 miles (64.2 km) |
| M62 J10 | 39.7 miles (63.9 km) |

## AIRPORTS

|               |                      |
|---------------|----------------------|
| East Midlands | 43.4 miles (69.8 km) |
| Birmingham    | 54.1 miles (87 km)   |
| Manchester    | 32 miles (51.5 km)   |
| Heathrow      | 154 miles (247.8 km) |

# ST. MODWEN PARK STOKE SOUTH



## FOR FURTHER INFORMATION

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