

A large, stylized graphic of the number '46' in a light grey color, set against a black background. The '4' is composed of three thick strokes, and the '6' is composed of two thick strokes. The graphic is positioned on the right side of the page, partially overlapping the text.

STRATFORD46
BUSINESS PARK

WARWICKSHIRE



- OFFICE OPPORTUNITIES FROM 10,000 - 140,000 SQ FT
- INDUSTRIAL / WAREHOUSE OPPORTUNITIES FROM 30,000 - 250,000 SQ FT
- ROADSIDE PLOTS UP TO 10 ACRES AVAILABLE
- NEW INFRASTRUCTURE

ALL DELIVERED TO THE HIGHEST SPECIFICATION BY AN EXPERIENCED TEAM

The development offers a unique opportunity to occupy flexible space that can be tailored to specific requirements and will be built to the highest specification by the IM Properties team. Build to suit opportunities available now.

Indicative masterplan

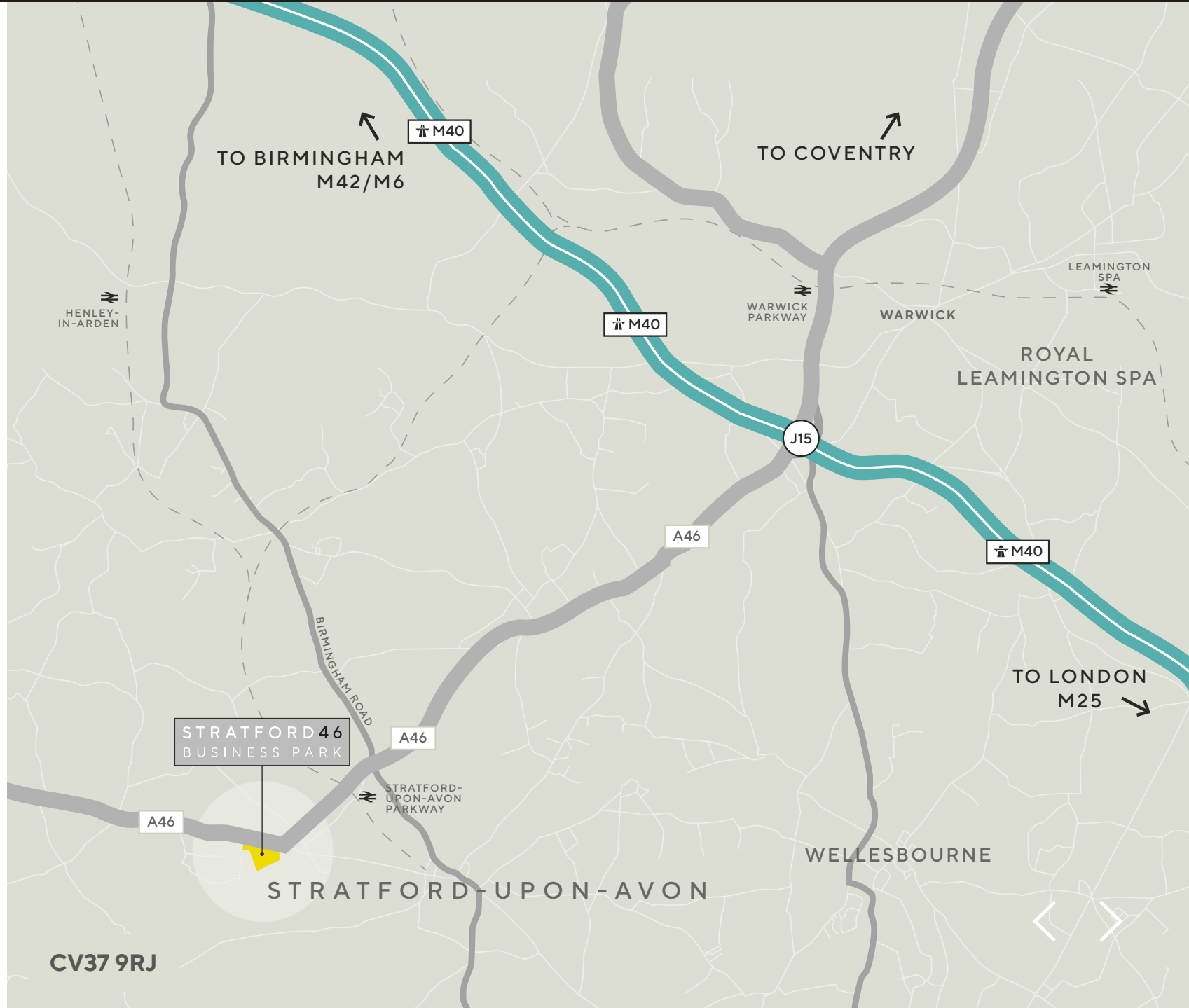




Stratford46 Business Park is strategically located with immediate access to the A46 and just 7.5 miles from J15 of the M40, leading to the M25 to the South and M42 to the North and the national motorway network beyond.

Stratford Parkway station is a 5 minute drive away with direct trains to Birmingham Moor St in 46 minutes and London Marylebone in 90 mins via Warwick Parkway which is approx. 7.5 miles away

This is an opportunity not only to re-locate to Warwickshire's newest destination for business and industry, but to also have access to a growing and skilled workforce.





A46 to M40 J15
(7.5 miles)

Stratford-upon-Avon
Parkway

Stratford-upon-Avon
town centre

Bannatyne
Health Club

870 homes and school
under construction

A422 to Stratford-upon-Avon
town centre (0.8 miles)

New roundabout
and estate road

A46 to Evesham
& M5 J6

ROADSIDE

OFFICE

INDUSTRIAL/
WAREHOUSE

UNDER CONSTRUCTION
South Western
Relief Road



ROADSIDE

TWO PLOTS AVAILABLE TOTALLING
APPROXIMATELY 10 ACRES



ROADSIDE

- Two prominent development plots totalling approximately 10 acres, capable of subdivision
- Excellent frontage to the A46, which has an annual average daily flow of 24,708 (DfT) vehicle movements
- Outline planning in place for A1 (Bulky goods) and Sui Generis uses
- Planning secured for buildings up to 12m in height allowing for double height showroom space
- Two dealerships under offer to established operators representing premium brands



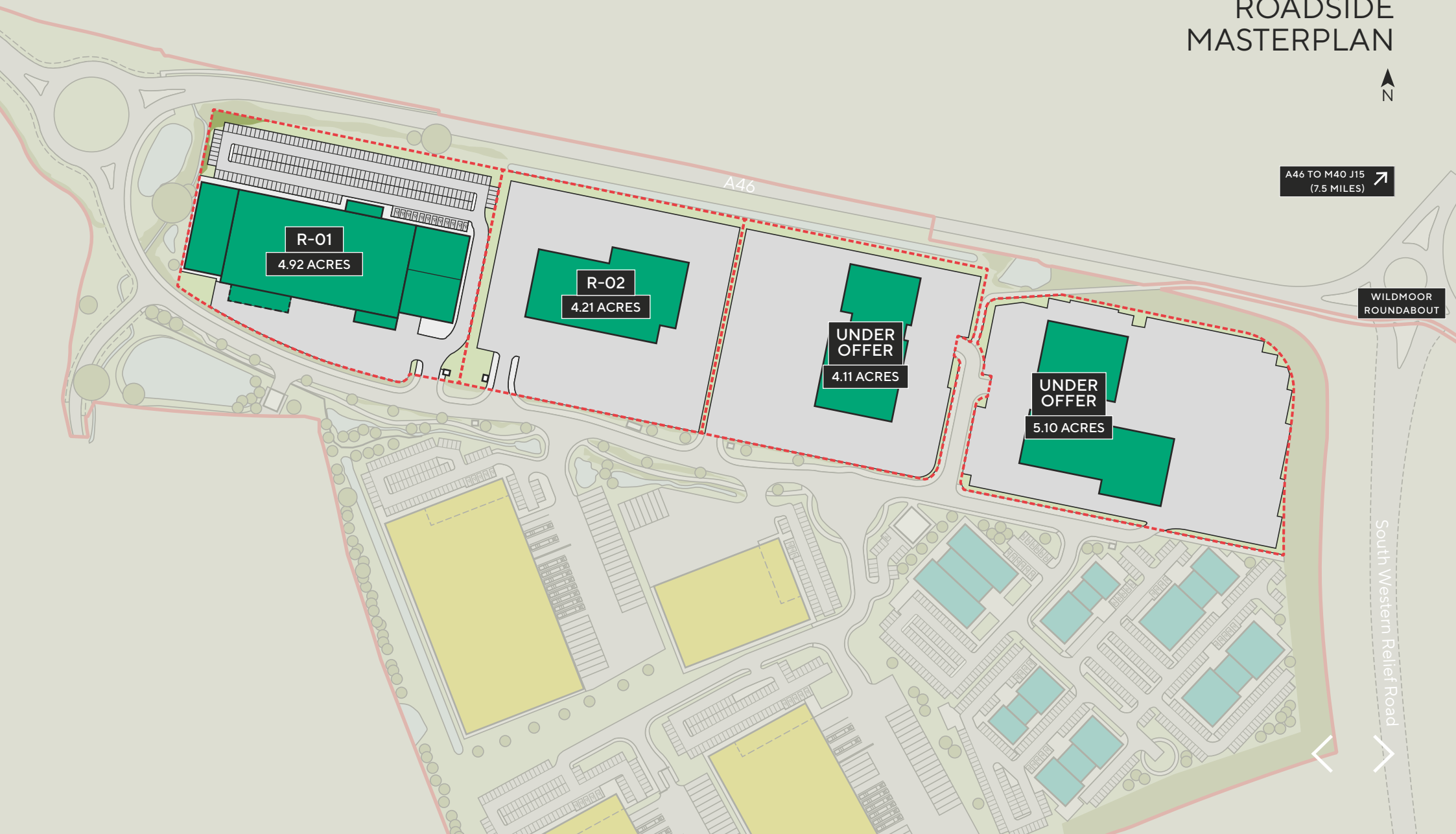
INDICATIVE ROADSIDE MASTERPLAN



A46 TO M40 J15
(7.5 MILES) ↗

WILDMOOR
ROUNDBOUT

South Western Relief Road



LOCAL AREA

Stratford46 is perfectly situated to benefit from the use of the fantastic amenities and wealth of culture that nearby Stratford-upon-Avon has to offer.

The town has a range of eateries from fine dining to eclectic cafés as well as boutique shops and a variety of fitness choices.

With its famous history as the birthplace of Shakespeare, as well as more modern cultural options, such as a contemporary new cinema, there's something for everyone.



FOOD & DRINK

- Boston Tea Party
- Box Brownie Coffee
- Cox's Yard
- Giggling Squid
- Hotel du Vin
- Lambs
- Loxleys Restaurant & Wine Bar
- Salt
- The Encore
- The Opposition
- The Pantry
- The Townhouse
- The Woodsman

CULTURE

- Royal Shakespeare Theatre
- Everyman Cinema
- Shakespeare's Birthplace

HEALTH & WELLBEING

- Bannatyne Health Club & Spa
- Hallmark Hotel
- Anytime Fitness
- The Loft

RETAIL

- Bell Court
- Maybird Shopping Park
- Maybrook Shopping Centre





BUILD TO SUIT
OPPORTUNITIES

AVAILABLE TO DISCUSS NOW

STRATFORD46.COM



**INDUSTRIAL,
WAREHOUSE
AND ROADSIDE**

ROB RAE – 024 7663 6888
robert.rae@avisonyoung.com

ROB WATTS – 024 7663 6888
rob.watts@avisonyoung.com

OFFICE

ADRIAN GRIFFITH – 0121 236 8236
adrian.griffith@avisonyoung.com

**INDUSTRIAL,
WAREHOUSE
AND ROADSIDE**

SIMON NORTON – 0121 265 7513
simon.norton@colliers.com

JOHN ROBERTS – 0121 265 7553
john.roberts@colliers.com

OFFICE

DOUGLAS BONHAM – 0121 265 7616
douglas.bonham@colliers.com

