

**TUNGSTEN PARK  
//STONE**

**ALL ENQUIRIES  
FOUR NEW HIGH QUALITY  
INDUSTRIAL/DISTRIBUTION UNITS**

**12,000 - 31,000 SQ FT  
(1,115 - 2,880 SQ M)**

**OPAL WAY  
STONE BUSINESS PARK  
STONE  
ST15 0SS**

[www.tungstenpark-stone.com](http://www.tungstenpark-stone.com)



**URBAN LOGISTICS**  
REIT PLC

A Development By

**TUNGSTEN**  
PROPERTIES

# OPERATIONAL FLEXIBILITY

THE SCHEME PROVIDES FOUR BRAND NEW DISTRIBUTION UNITS SUITABLE FOR B1C (LIGHT INDUSTRIAL), B2 (GENERAL INDUSTRIAL) & B8 (STORAGE & DISTRIBUTION) OPERATIONS.

UNIT SPECIFICATION

WAREHOUSE

INSTITUTIONAL GRADE SPECIFICATION

LEVEL ACCESS LOADING DOORS

FLOOR LOADING OF 37.5KN/M<sup>2</sup>

TARGET EPC RATING B

OFFICE

FIRST FLOOR OFFICES

COMFORT COOLING

RAISED FLOORS

SUSPENDED CEILINGS

LED LIGHTING

KITCHENETTE & WC'S

EXTERNAL

LOADING YARDS WITH DEPTHS RANGING FROM 29M TO 32M

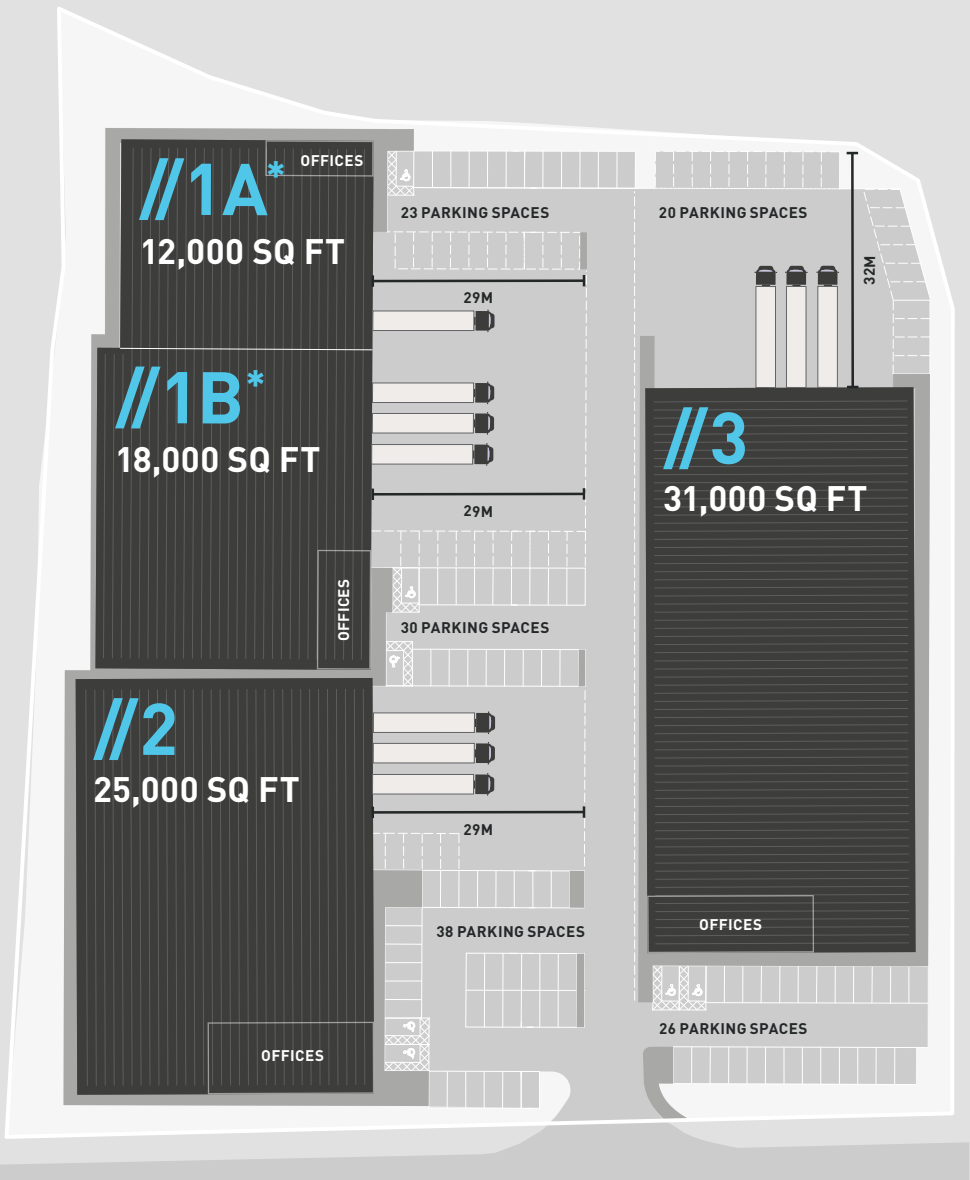
DEDICATED CAR PARKING

EXTERNAL LIGHTING

PRIVATE ESTATE ROAD

SERVICES

ALL MAINS SERVICES WILL BE PROVIDED TO THE UNITS



PROPOSED LAYOUT PLAN, NOT TO SCALE

	WAREHOUSE		OFFICE		TOTAL		HAUNCH	YARD DEPTH	POWER
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	HEIGHT		
UNIT 1A*	929	10,000	186	2,000	1,115	12,000	6 M (20 FT)	29 M (95 FT)	75 KVA
UNIT 1B*	1,487	16,000	186	2,000	1,673	18,000	6 M (20 FT)	29 M (95 FT)	75 KVA
UNIT 2	2,090	22,500	232	2,500	2,322	25,000	8 M (26 FT)	29 M (95 FT)	125 KVA
UNIT 3	2,601	28,000	279	3,000	2,880	31,000	8 M (26 FT)	32 M (105 FT)	125 KVA

\*UNITS 1A & 1B HAVE THE ABILITY TO BE COMBINED TO PROVIDE A UNIT OF 2,788 SQ M (30,000 SQ FT)









## DEMOGRAPHICS



439,182 ECONOMICALLY ACTIVE PEOPLE WITHIN A 30 MINUTE DRIVE TIME FROM STONE

SOURCE: NOMIS



13.1% OF EMPLOYEE JOBS ARE IN MANUFACTURING AGAINST THE NATIONAL AVERAGE OF 8.2%

## DRIVE TIMES / DISTANCE TO

	TIME	MILES
A34	1 MIN	0.5
A51	1 MIN	0.5
J14 M6	9 MINS	5.8
J15 M6	16 MINS	8.5
STONE	8 MINS	2.4
STAFFORD	14 MINS	6.5
STOKE ON TRENT	18 MINS	10
BIRMINGHAM	45 MINS	35
MANCHESTER	1 HOUR 20 MINS	54

SOURCE: GOOGLE MAPS

## A STRATEGIC LOCATION

TUNGSTEN PARK STONE IS LOCATED ON A PRIME LOGISTICS PARK JUST 2.4 MILES AWAY FROM STONE TOWN CENTRE. SITUATED ON THE A34 PROVIDING A STRATEGIC LINK TO J15 M6 (STOKE-ON-TRENT) AND J14 M6 (STAFFORD).

## BUSINESS RATES

THE RATEABLE VALUE FOR THE UNITS IS TO BE ASSESSED UPON COMPLETION OF THE DEVELOPMENT. INTERESTED PARTIES ARE ADVISED TO CONTACT THE RELEVANT BILLING AUTHORITY TO DISCUSS RATES PAYABLE. STAFFORD BOROUGH COUNCIL – 01785 619000.

## LEASE TERMS

ALL UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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