

**ST. MODWEN
PARK**
STOKE SOUTH

S27 | S75

**STOKE-ON-TRENT
STAFFORDSHIRE
ST4 4EG**

COMPLETION Q1 2020



stmodwen.co.uk

NEW SPECULATIVE WAREHOUSE UNITS TO LET
27,056 sq ft (2,513 sq m) - 75,225 sq ft (6,988 sq m)





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

MAJOR LOCAL
OCCUPIERS INCLUDE:

SCREWFIX

amazon



autoneum

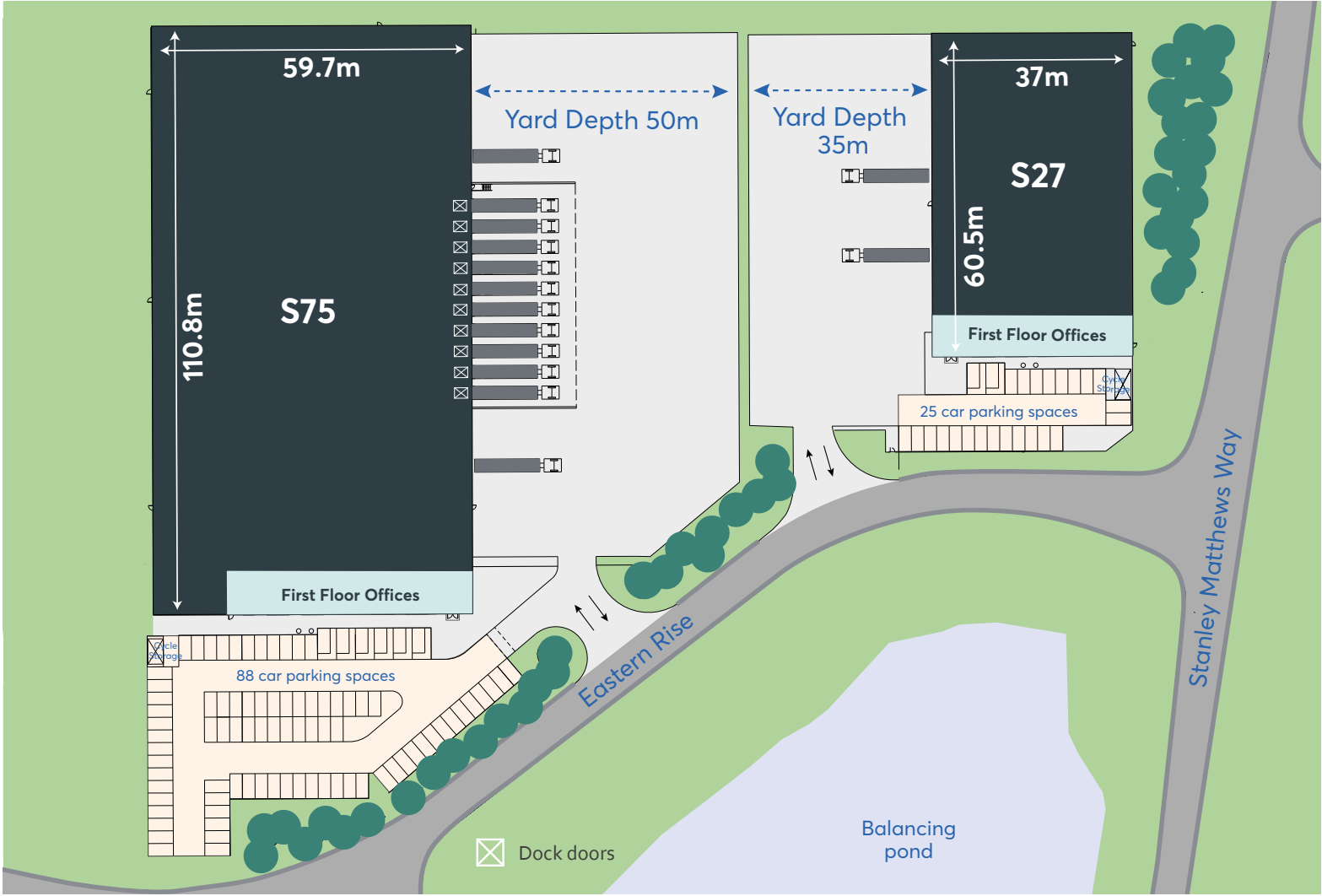
GlenDimplex



COMPLETION Q1 2020

S75	
Warehouse	71,225 sq ft
First Floor Offices	4,000 sq ft
Total GIA	75,225 sq ft
Haunch Height	12.5m
Floor Loading	50kn m²
Dock Doors	10
Level Entry Doors	2
Yard Depth	50m

S27	
Warehouse	24,000 sq ft
First Floor Offices	3,056 sq ft
Total GIA	27,056 sq ft
Haunch Height	8m
Floor Loading	50kn m²
Level Entry Doors	2
Yard Depth	35m





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)

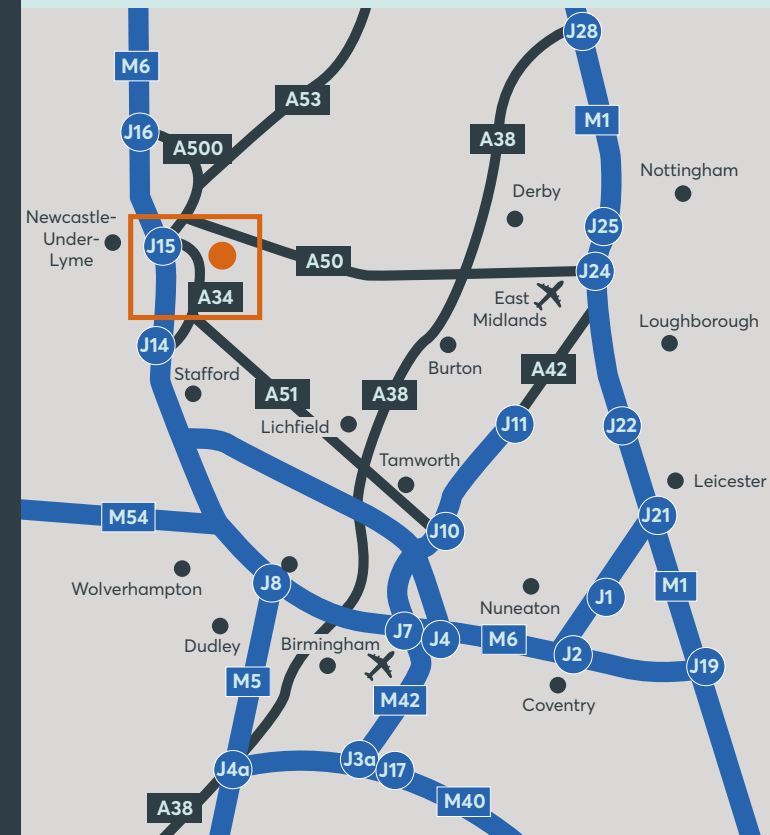
MOTORWAYS

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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