

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, parallel lines, and the '6' is composed of two thick, parallel lines. The graphic is positioned on the right side of the page, with the '4' partially overlapping the '6'.

**STRATFORD46**  
BUSINESS PARK

WARWICKSHIRE

# STRATFORD 46 BUSINESS PARK

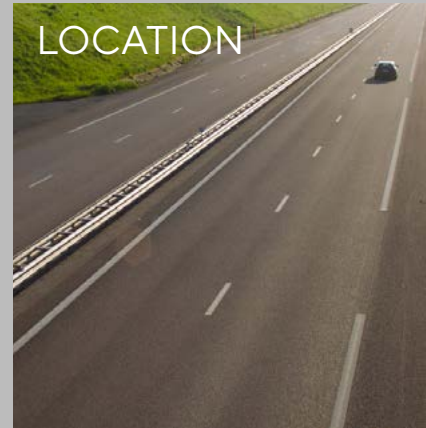
## THE NEW DESTINATION FOR BUSINESS IN WARWICKSHIRE

A 65 ACRE DEVELOPMENT  
OFFERING FLEXIBLE OFFICE,  
INDUSTRIAL/WAREHOUSE AND  
ROADSIDE OPPORTUNITIES.

MASTERPLAN



LOCATION



OFFICES



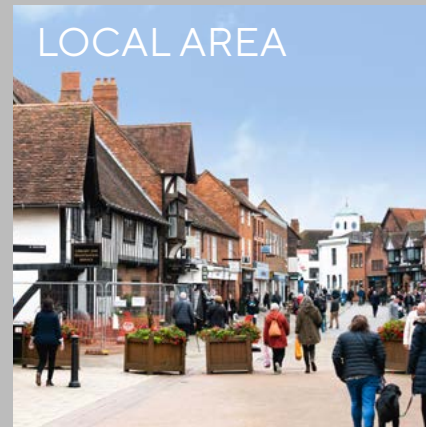
INDUSTRIAL /  
WAREHOUSE



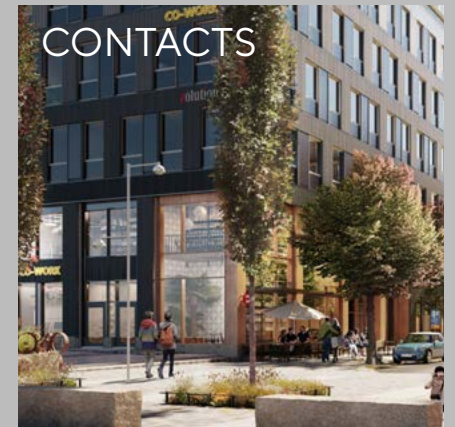
ROADSIDE



LOCAL AREA



CONTACTS





- 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.

N  
Indicative masterplan

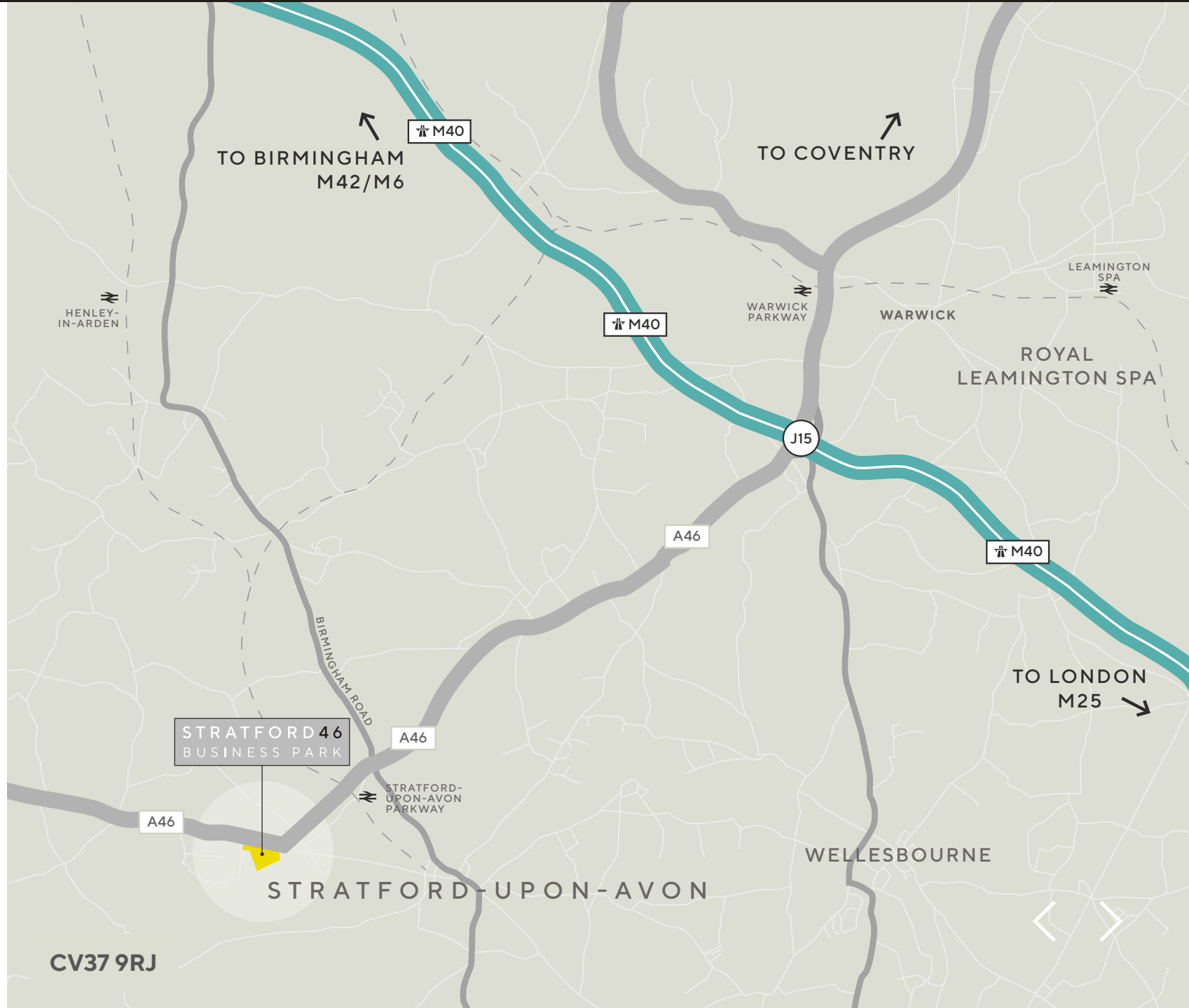




Stratford46 Business Park is strategically located with immediate access to the A46 and just 7.5 miles from J15 of the M40, leading to the M25 to the South and M42 to the North and the national motorway network beyond.

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







# OFFICES

FLEXIBLE OPPORTUNITIES  
FROM 10,000 TO 140,000 SQ FT

Indicative CGI



## OFFICES

- › Double height entrance reception
- › Cycle parking and shower facilities
- › Metal tile suspended ceilings
- › LED lighting
- › Fully accessible raised floors
- › Dedicated secure parking
- › On floor male, female and disabled WCs
- › Combined comfort cooling and heating
- › Extended public bus service
- › Targeting EPC B
- › Passenger lifts





South Western Relief Road



INDICATIVE  
OFFICE  
MASTERPLAN



# INDUSTRIAL / WAREHOUSE

BUILT TO SUIT UNITS AVAILABLE  
FROM 30,000 TO 250,000 SQ FT





## INDUSTRIAL / WAREHOUSE

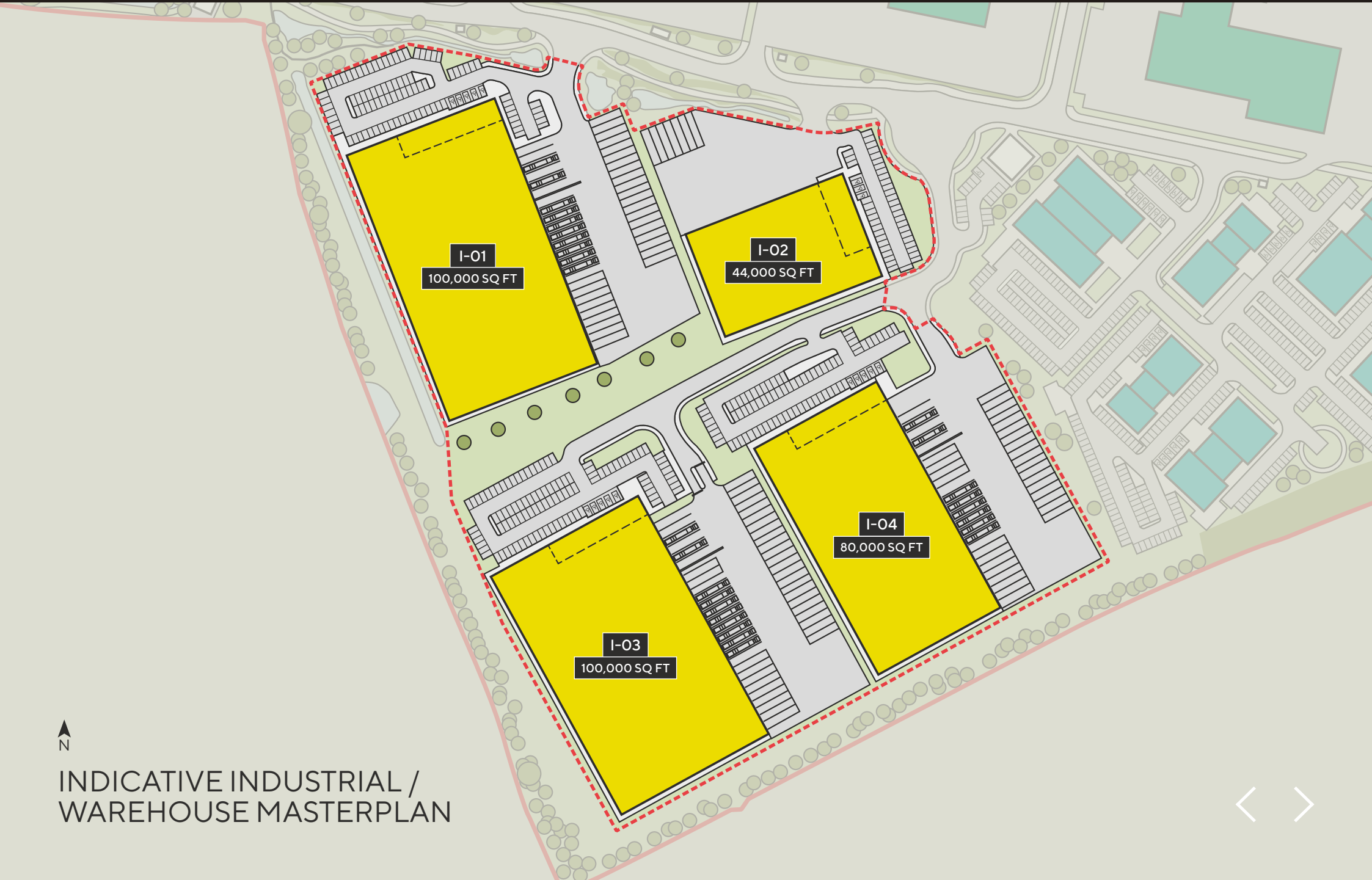
- › Build-to-suit industrial / warehouse / distribution / R&D units from 30,000 – 250,000 sq ft
- › Up to 15m clear internal height
- › Dock and level access loading doors
- › Up to 50 kN/m<sup>2</sup> floor loading
- › High quality office accommodation, including suspended ceilings with LED lighting and raised access floors
- › Secure self-contained yards
- › Highly sustainable units targeting EPC A for lower operational costs



Indicative CGI







INDICATIVE INDUSTRIAL /  
WAREHOUSE MASTERPLAN



# 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



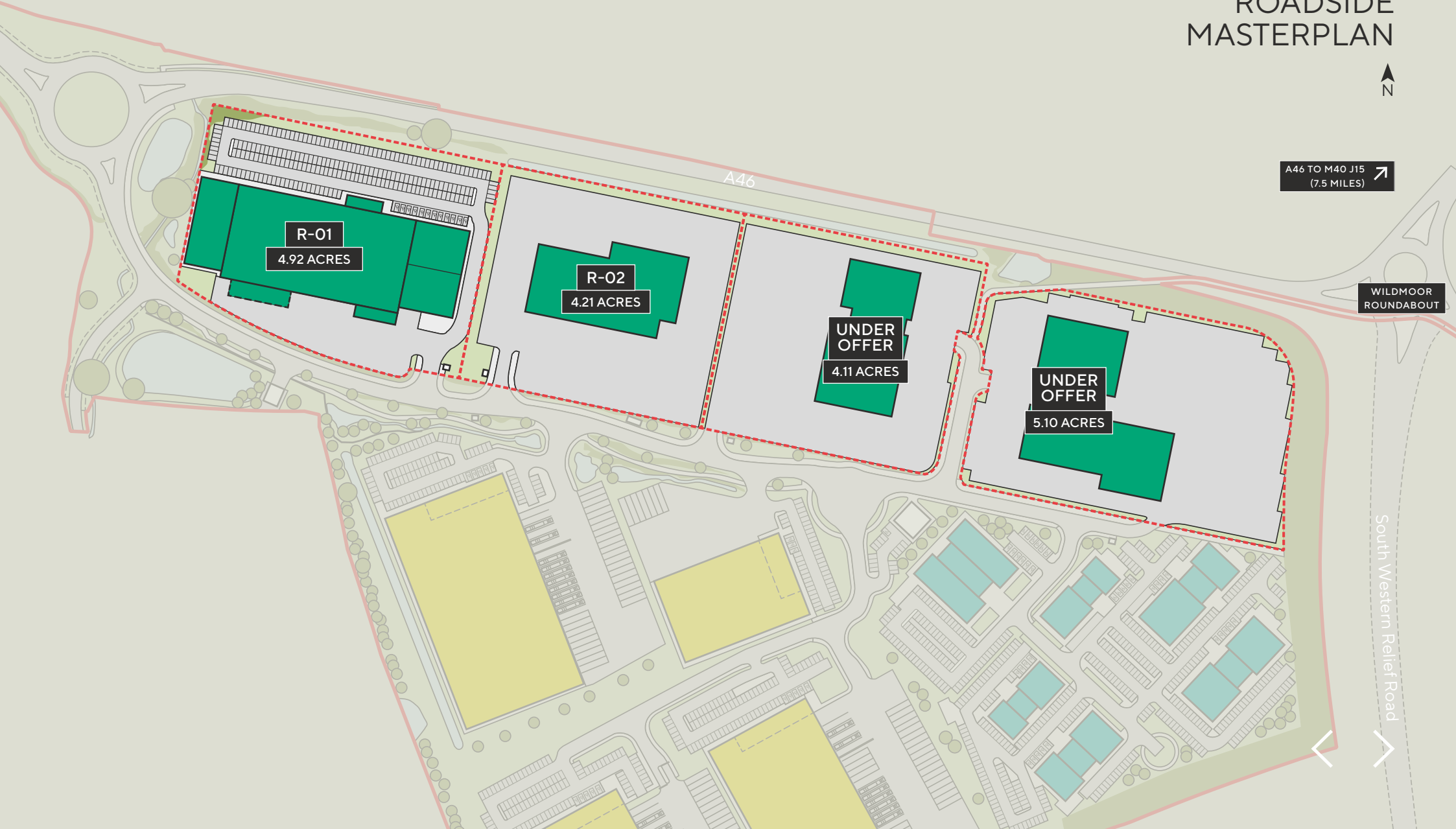
# INDICATIVE ROADSIDE MASTERPLAN



A46 TO M40 J15  
(7.5 MILES) ↗

WILDMOOR  
ROUNDBOUT

South Western Relief Road



R-01  
4.92 ACRES

R-02  
4.21 ACRES

UNDER  
OFFER  
4.11 ACRES

UNDER  
OFFER  
5.10 ACRES

A46



## 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,  
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