Industrial
Stratford 46
BUSINESS PARK
CV37 9RQ

THE NEW DESTINATION FOR BUSINESS IN WARWICKSHIRE

West Midlands

A strategically positioned 65-acre industrial, logistics and roadside business park, delivering scalable, high-specification space for modern occupiers.

Buildings available from 2028

MASTERPLAN

SPECIFICATION

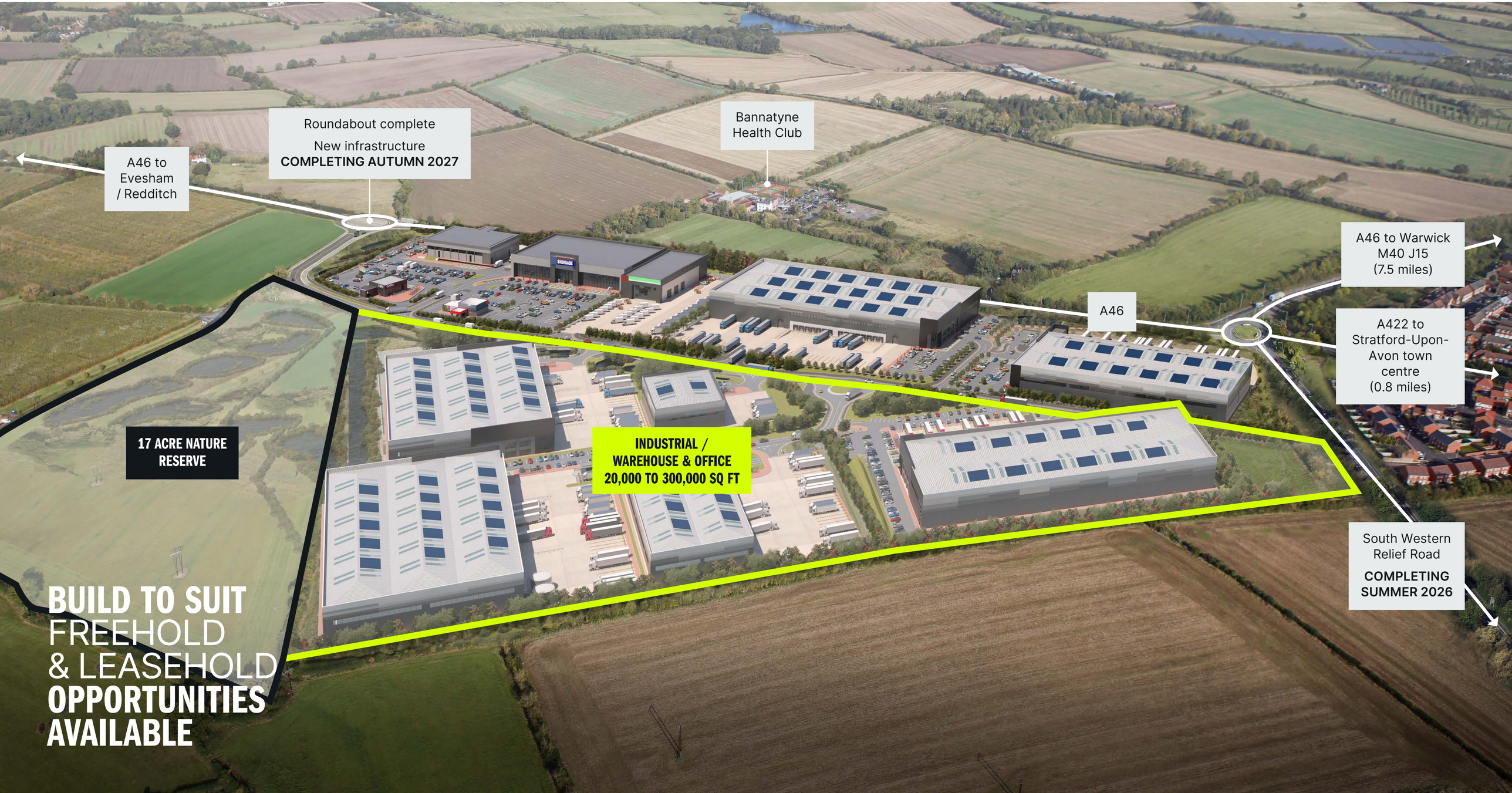
LOCATION

AVAILABLE SPACE

LOCAL AREA

SUSTAINABILITY

CONTACTS


Roundabout complete
New infrastructure
COMPLETING AUTUMN 2027
Bannatyne Health Club
A46 to Evesham / Redditch
A46 to Warwick M40 J15 (7.5 miles)
A46
A422 to Stratford-Upon-Avon town centre (0.8 miles)
17 ACRE NATURE RESERVE
INDUSTRIAL / WAREHOUSE & OFFICE
20,000 TO 300,000 SQ FT
South Western Relief Road
COMPLETING SUMMER 2026
BUILD TO SUIT
FREEHOLD
& LEASEHOLD
OPPORTUNITIES
AVAILABLE

Specification

TOTAL OF 8 MVA

OF POWER AVAILABLE ACROSS THE SCHEME

BUILDING SIZES FROM 20,000 – 300,000 SQ FT

UP TO 15 M EAVES HEIGHT

TARGETING

EPC A & BREEAM EXCELLENT

PVS AND EV CHARGING ON ALL PLOTS

BIODIVERSITY & CARBON OFFSETTING

ADJOINING 17-ACRE NATURE RESERVE

STRATFORD COMMUNITY FUND

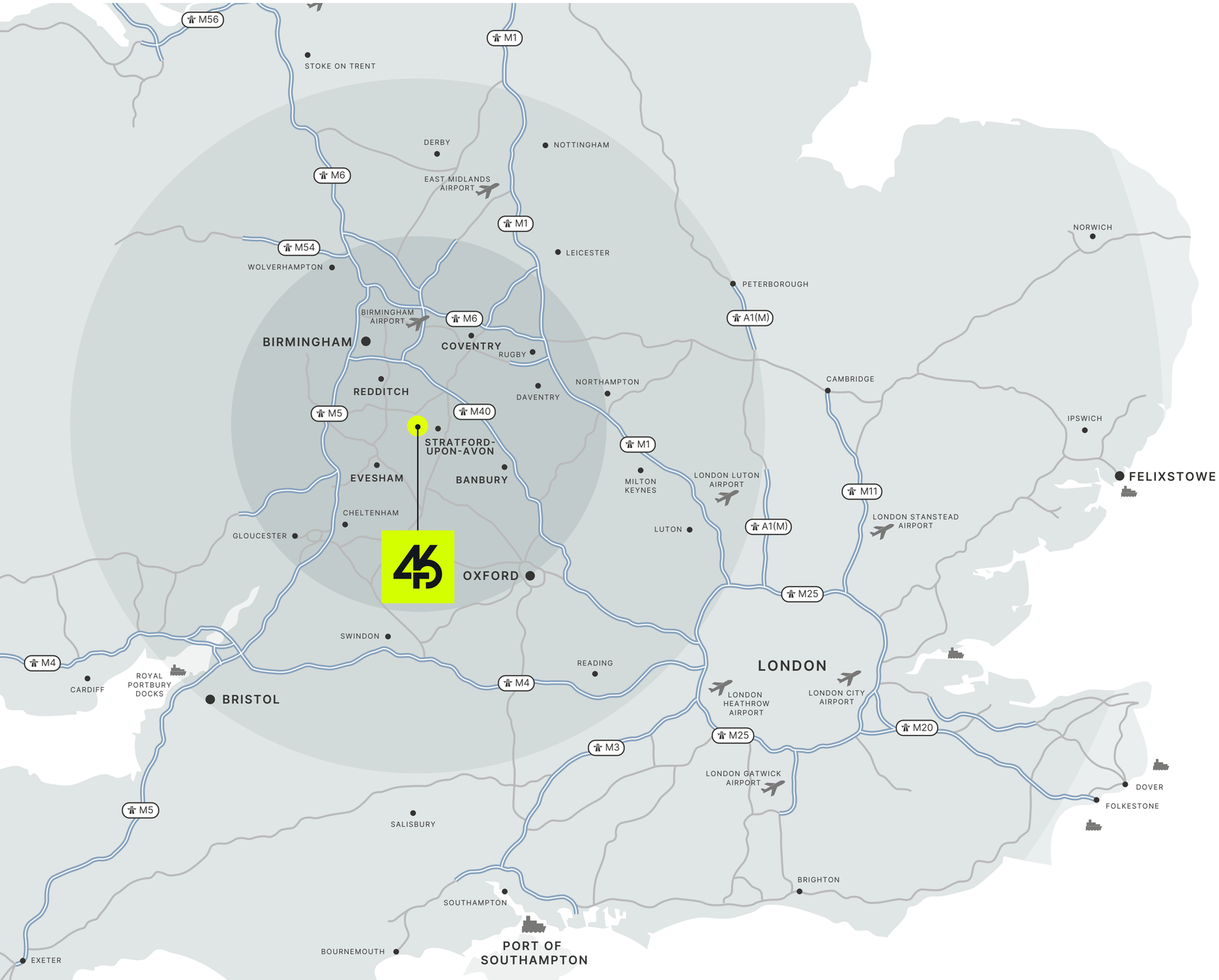
SUPPORTING LOCAL GRASSROOTS ORGANISATIONS

STRATEGICALLY LOCATED WITH A NETWORK OF CONNECTIONS

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 minutes 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.



TOP 7% UK LOCATION **FOR NATIONAL DISTRIBUTION**

Stratford ranks in the top 7% of UK-wide locations for a National Distribution Centre (NDC), making it one of the most strategically powerful bases for national e-commerce operations.

For businesses seeking a single, central UK location to serve the entire country, Stratford performs at the very top tier. 59 million people (87% of the UK) can be reached within a 4-hour drive time.

10 PARCEL HUBS WITHIN 10 MILES

Stratford benefits from exceptional logistics infrastructure, with 10 parcel hubs located within a 10-mile radius of the site.

For e-commerce operators, this provides a wide choice of carriers, driving cost efficiencies and enabling rapid order fulfilment. This is increasingly critical in a market where consumers now expect next-day – or even same-day-delivery.

For parcel hub operators, this concentration reinforces Stratford as a location they not only want to be in, but need to be in to remain competitive.

STRONGER **LOCAL WORKFORCE AVAILABILITY**

Stratford offers a significant recruitment advantage, with an employment demand-to-supply ratio of 7.85, compared to the national average of 5.98.

In real terms, this means nearly 8 applicants per vacancy – giving occupiers access to a deeper, more competitive talent pool than many other Midlands locations.

AVAILABLE SPACE

- Build-to-suit industrial / warehouse / distribution / R&D units from 20,000 – 300,000 sq ft
- Up to 15m clear internal height
- Dock and level access loading doors
- 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 & BREEAM excellent
- EV charging spaces

AT THE CENTRE OF COMMERCE, CULTURE AND CONNECTIVITY

PRIME LOCATION WITH TIMELESS APPEAL

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.

Tech

SEGA **HARDLIGHT** PLAYGROUND GAMES (LEAMINGTON)
EA CODEMASTERS (SOUTHAM) **UBISOFT** (LEAMINGTON)

Automotive

ASTON MARTIN JLR (GAYDON) PRODRIVE (BANBURY)

Education

WMG (AT UNIVERSITY OF WARWICK) **MAKE UK TECHNOLOGY HUB** (STRATFORD-UPON-AVON COLLEGE)

Transport

DPD (COVENTRY/BANBURY) **GXO** (BANBURY, COVENTRY & MEON VALE) DHL (COVENTRY/BANBURY)
CEVA GREAT BEAR (BANBURY)

im PROPERTIES

As a leading property developer local to the Midlands, we are committed to creating developments that are sustainable and deliver meaningful value to the community. We have developed over fifteen million square feet of award-winning commercial space and whilst we are one of the UK's largest private property companies, our approach remains agile, enabling us to navigate challenges and consider our impact.

Our Sustainable Futures Strategy reinforces our commitment to sustainability and as part of this framework, Stratford 46 will benefit from its own project community fund, providing direct support to grassroots organisations and local initiatives that deliver invaluable services. Our team will also volunteer with local groups, contributing time and expertise, and through our Education Programme, we will engage with nearby schools, colleges, and education providers to offer valuable learning opportunities.

As part of our commitment to biodiversity, Stratford 46 will also feature a dedicated nature reserve – seventeen acres of thriving green space designed to support native flora and fauna and future occupiers of the scheme. We're transforming former agricultural land, which has been stripped of its ecological value, and creating a vital corridor for nature and biodiversity which will establish a rich variety of habitats and act as a carbon sink, whilst ensuring a wildlife-friendly ecosystem for the future.

OUR SUSTAINABLE LEGACY

OUR PURPOSE IS TO CREATE A SUSTAINABLE FUTURE TOGETHER

STRATFORD46.COM

BUILD TO SUIT OPPORTUNITIES

AVAILABLE TO DISCUSS NOW

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what3words: **///SPEECHES.SEABIRDS.RUMBLE**

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