

Chatterley Park,
Peacock Hay Road, Stoke on
Trent ST7 1UN

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CHATTERLEY PARK

STAFFORDSHIRE | A500-M6



Preliminary Details

Leasehold or Freehold

Built to Suit

23,500sq ft – 580,000sq ft

Chatterleypark.co.uk

MAJOR NEW LOGISTICS
& INDUSTRIAL
DEVELOPMENT

Development Overview



Introducing Chatterley Park, a major new industrial and logistics development on the axis of the A500 and M6 in Newcastle-under-Lyme, Staffordshire. The Chatterley Park site sits adjacent to the A500 just 4 miles from Junction 16 of the M6.

Chatterley Park site, extends to 106 acres, and has detailed planning allowing for 1.2 million sq ft of industrial and logistics floorspace, including the potential for a large unit of up to 650,000 sq ft. The site also benefits from a live rail siding to the West Coast Mainline.

The accessibility of the Chatterley Park site afforded by its proximity to the A500, M6 and West Coast Mainline, combined with its location near Stoke – a popular area for industrial and logistics businesses – is expected to drive significant demand for space.

Master-planned for maximum flexibility, Chatterley Park has a space to match any requirement. Spec build options range from small to mid-box opportunities in a range of sizes ideal for any occupier seeking a Grade-A upgrade.

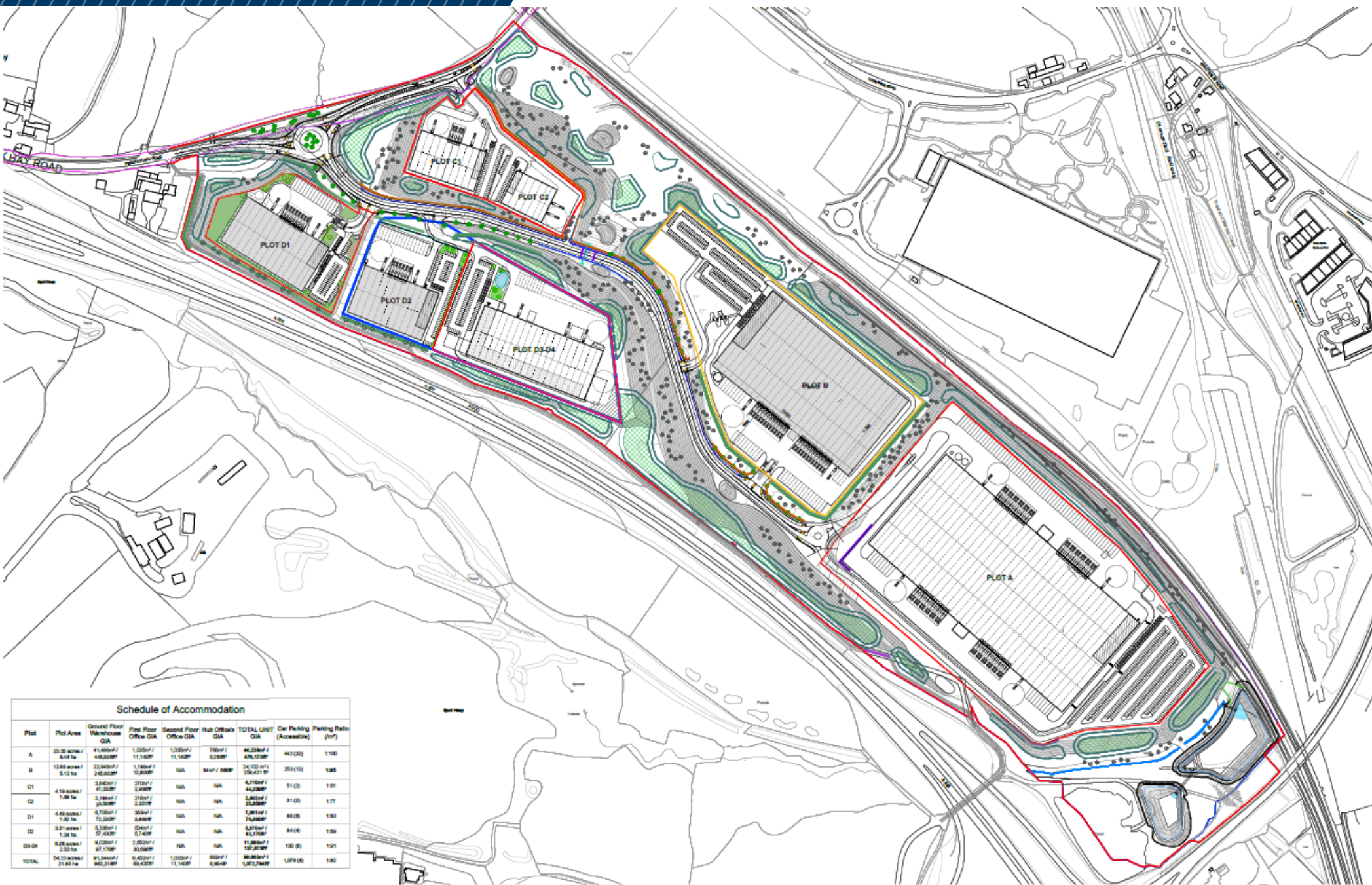
Chatterley Park also offers two big-box build to suit plots, the largest able to accommodate a single unit in excess of half a million square feet and making it one of the largest opportunities by volume available in the UK. Add in 4MVA power with a massive 16MVA upgrade available, and it becomes clear that Chatterley Park offers more than enough flexibility to meet the needs of the most demanding occupiers.

The site has been granted Enterprise Zone status from the Government as part of Staffordshire's 'Ceramic Valley', meaning any future occupier can benefit from Business Rate Relief and enjoys the full backing of the Stoke & Staffordshire LEP.

Once fully built out, it is expected that around 1,700 jobs will be supported on-site providing a significant boost to economic activity, skills and job density in the local area, which is amongst the UK's 10 fastest growing economies outside of London.

All buildings are to be developed to a high environmental specification, meeting a minimum of BREEAM Very Good standard and EPC Rating A, while maximising opportunities for the buildings to be Net Zero Carbon in operation.

MASTER PLAN

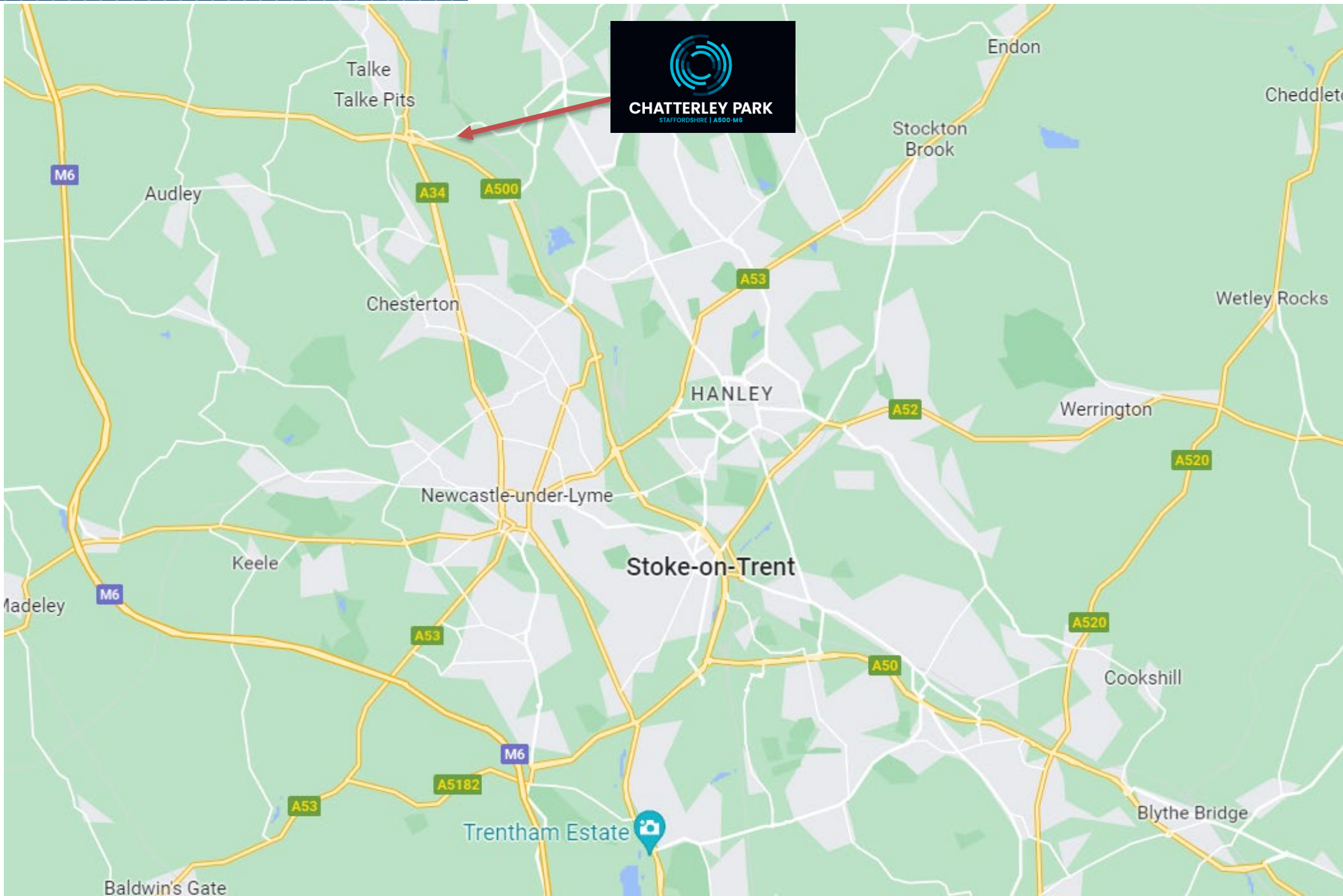


Schedule of Accommodation

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Plot	Plot Area	Ground Floor Warehouse GIA	First Floor Office GIA	Second Floor Office GIA	Hub Office's GIA	TOTAL UNIT GIA	Car Parking (Accessible)	Parking Ratio (/m ²)
A	23.33 acres / 9.44 ha	41,400m ² / 445,626ft ²	1,035m ² / 11,140ft ²	1,035m ² / 11,140ft ²	768m ² / 8,266ft ²	44,238m ² / 476,173ft ²	442 (22)	1:100
B	12.65 acres / 5.12 ha	22,848m ² / 245,933ft ²	1,190m ² / 12,800ft ²	N/A	64m ² / 688ft ²	24,102 m ² / 259,431 ft ²	253 (12)	1:95
C1	4.19 acres / 1.69 ha	3,840m ² / 41,333ft ²	270m ² / 2,906ft ²	N/A	N/A	4,110m ² / 44,239ft ²	51 (2)	1:81
C2		2,184m ² / 23,508ft ²	218m ² / 2,351ft ²	N/A	N/A	2,402m ² / 25,859ft ²	31 (2)	1:77
D1	4.49 acres / 1.82 ha	6,708m ² / 72,200ft ²	353m ² / 3,800ft ²	N/A	N/A	7,061m ² / 76,000ft ²	88 (6)	1:80
D2	3.31 acres / 1.34 ha	5,336m ² / 57,430ft ²	534m ² / 5,740ft ²	N/A	N/A	5,870m ² / 63,170ft ²	84 (4)	1:69
D3-D4	6.26 acres / 2.53 ha	9,028m ² / 97,176ft ²	2,852m ² / 30,698ft ²	N/A	N/A	11,880m ² / 127,875ft ²	130 (8)	1:91
TOTAL	54.23 acres / 21.95 ha	91,344m ² / 983,218ft ²	6,452m ² / 69,435ft ²	1,035m ² / 11,140ft ²	832m ² / 8,954ft ²	99,663m ² / 1,072,764ft ²	1,079 (8)	1:92

Location MAP



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