

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 strokes, and the '6' is composed of two thick strokes. The graphic is positioned on the right side of the page, partially overlapping the text.

**STRATFORD46**  
BUSINESS PARK

WARWICKSHIRE



- OFFICE OPPORTUNITIES FROM 10,000 - 140,000 SQ FT
- INDUSTRIAL / WAREHOUSE OPPORTUNITIES FROM 16,000 - 300,000 SQ FT
- ROADSIDE PLOTS 0.5 TO 18.6 ACRES

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.

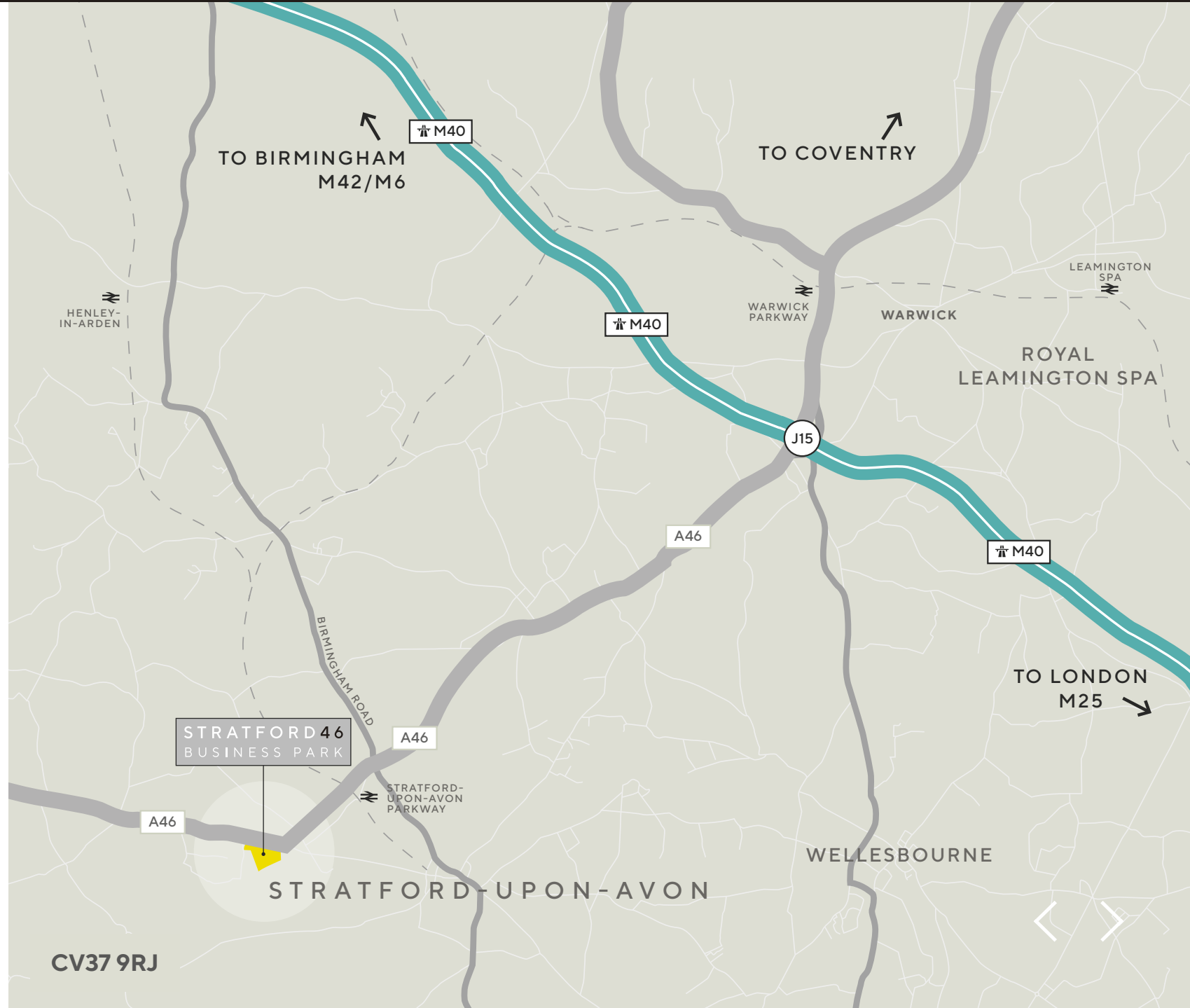




Stratford46 Business Park is strategically located with immediate access to the A46 and just 7.5 miles from J15 of the M40, leading to the M25 to the South and M42 to the North and the national motorway network beyond.

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

ROADSIDE

OFFICE

A46 to Evesham  
& M5 J6

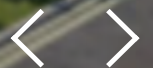
INDUSTRIAL/  
WAREHOUSE

UNDER CONSTRUCTION  
South Western  
Relief Road



# INDUSTRIAL / WAREHOUSE

BUILT TO SUIT UNITS AVAILABLE  
FROM 16,000 TO 300,000 SQ FT



## INDUSTRIAL / WAREHOUSE

- › Build-to-suit industrial / warehouse / distribution / R&D units from 16,000 - 300,000 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





INDUSTRIAL  
16,000 -  
300,000 SQ FT



INDICATIVE INDUSTRIAL /  
WAREHOUSE MASTERPLAN



## 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



## OFFICE

ADRIAN GRIFFITH – 0121 236 8236  
adrian.griffith@avisonyoung.com

## OFFICE

DOUGLAS BONHAM – 0121 265 7616  
douglas.bonham@colliers.com

## INDUSTRIAL/ WAREHOUSE

ROB RAE – 024 7663 6888  
robert.rae@avisonyoung.com

## INDUSTRIAL/ WAREHOUSE

SIMON NORTON – 0121 265 7513  
simon.norton@colliers.com

CHRIS HOBDAY – 024 7663 6888  
chris.hobday@avisonyoung.com

## ROADSIDE

JOHN ROBERTS – 0121 265 7553  
john.roberts@colliers.com