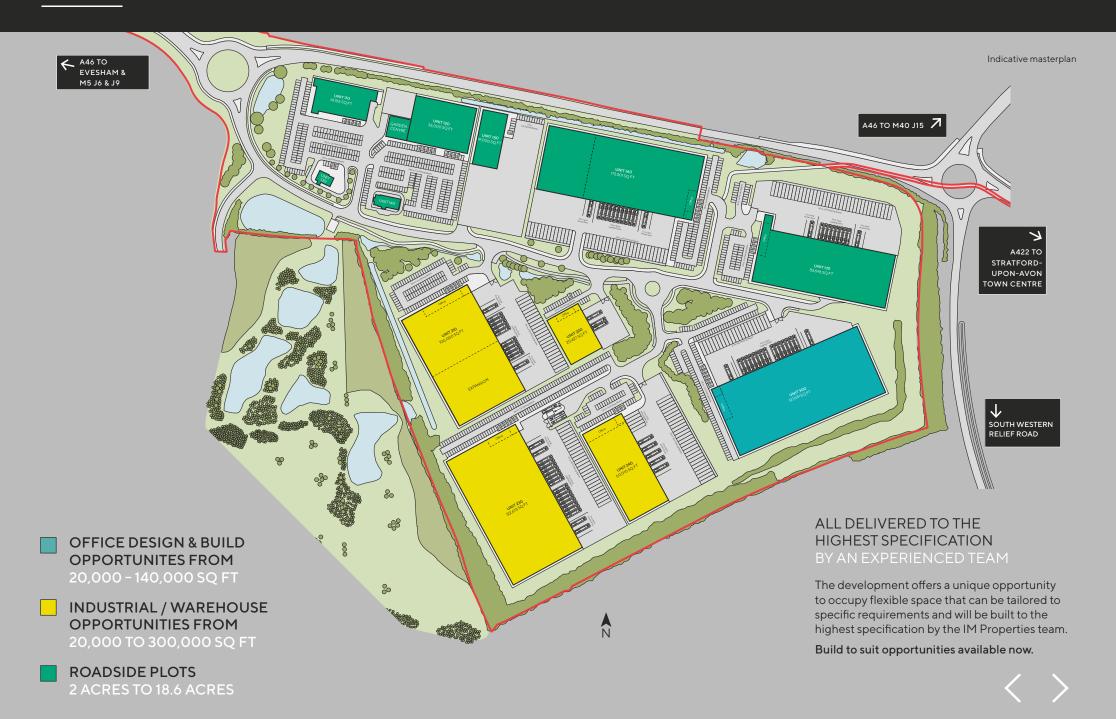


THE NEW DESTINATION FOR BUSINESS IN WARWICKSHIRE

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

STRATFORD46 BUSINESS PARK

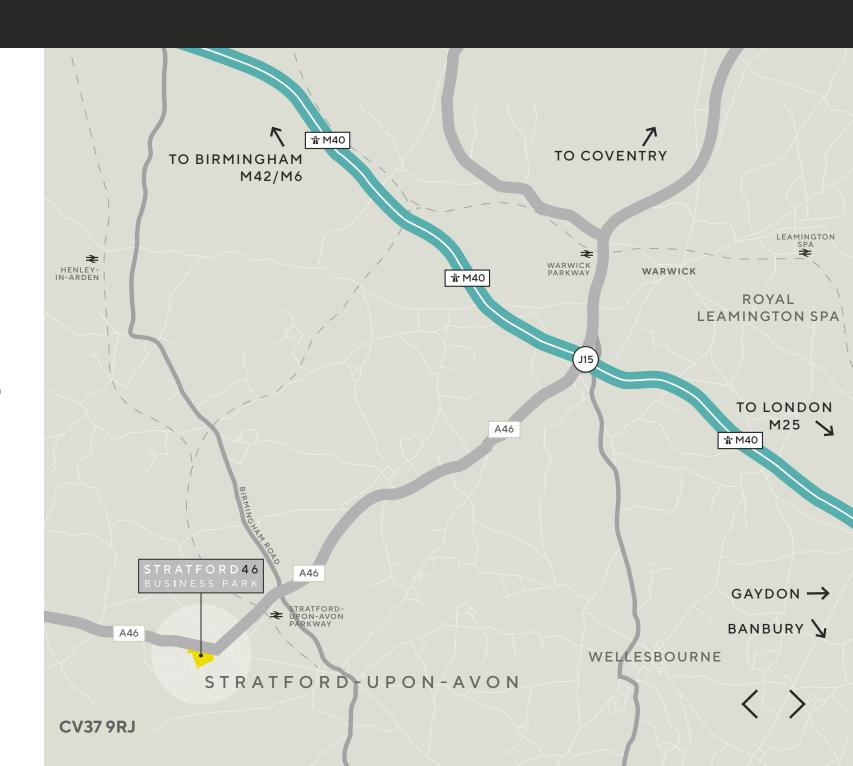


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Stratford46 Business Park is strategically located with immediate access to the A46 and just 7.5 miles from J15 of the M40, leading to the M25 to the South and M42 to the North and the national motorway network beyond.

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.







OFFICES

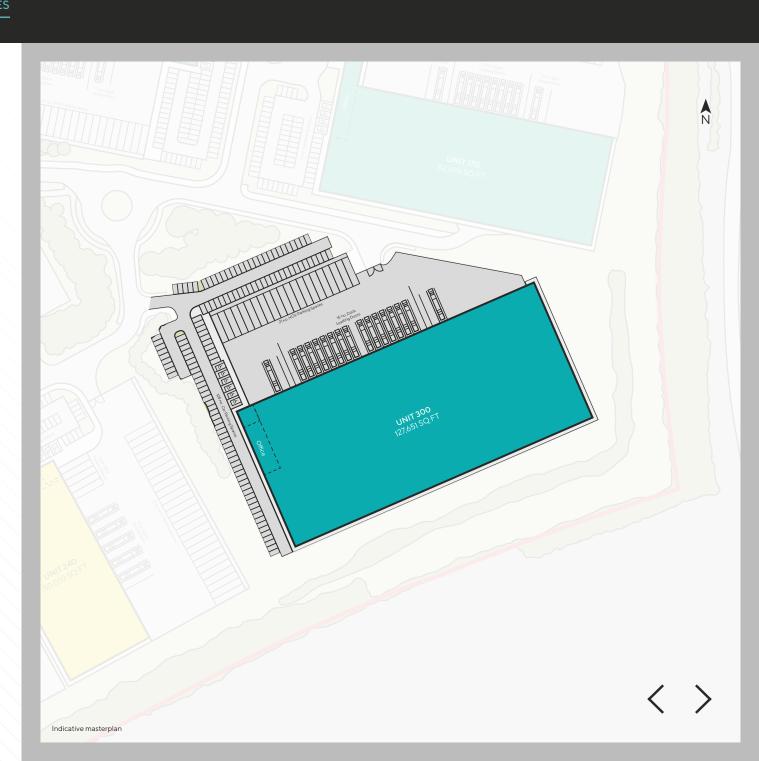
- Double height entrance reception
- Cycle parking and shower facilities
- Metal tile suspended ceilings
- > LED lighting
- > Fully accessible raised floors
- Dedicated secure parking
- On floor male, female and disabled WCs
- Combined comfort cooling and heating
- Extended public bus service
- Targeting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





OFFICES

UNIT 300	127,651 SQ FT
Warehouse	121,269 sq ft
Office	6,382 sq ft
Car Parking Spaces	128
HGV Parking Spaces	/ / 21
Dock Loading Doors	15
Level Access Doors	XX





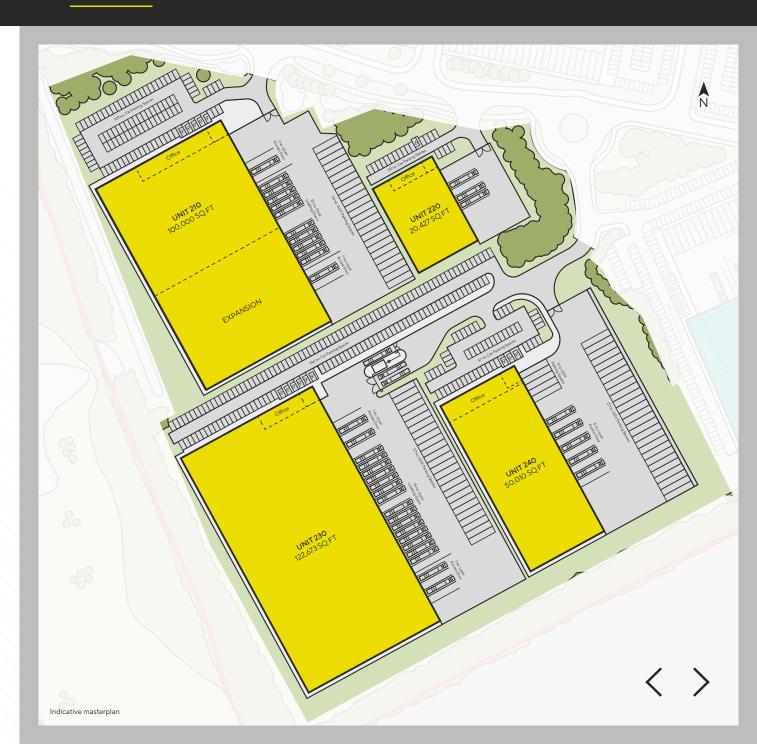
INDUSTRIAL / WAREHOUSE

- 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
- > Up to 50 kN/m² 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



INDUSTRIAL

UNIT 210	100,000 SQ FT
Warehouse Office Expansion Car Parking Spaces HGV Parking Spaces Dock Loading Doors Level Access Doors	50,000 sq ft 5,000 sq ft 45,000 sq ft 103 24 10
UNIT 220	20,427 SQ FT
Warehouse Office Car Parking Spaces HGV Parking Spaces Dock Loading Doors Level Access Doors	18,385 sq ft 2,042 sq ft 20 XX XX XX
UNIT 230	122,673 SQ FT
Warehouse Office Car Parking Spaces HGV Parking Spaces Dock Loading Doors Level Access Doors	116,540 sq ft 6,133 sq ft 146 27 15
Office Car Parking Spaces HGV Parking Spaces Dock Loading Doors	6,133 sq ft 146 27 15





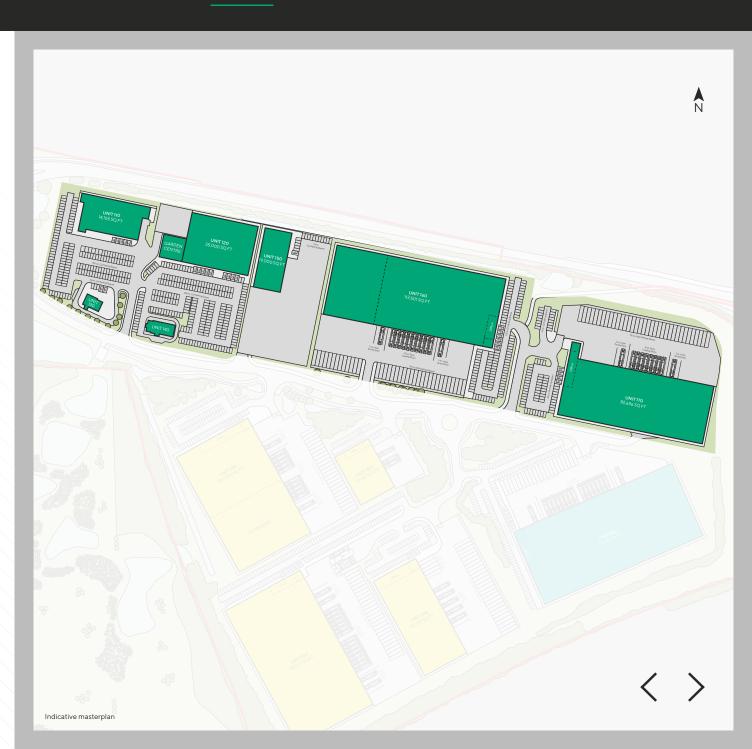
ROADSIDE

- Four prominent development plots totalling approximately 18.6 acres, with plots available from 2 acres and 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



ROADSIDE

UNIT 110	14,155 SQ FT
Warehouse Car Parking Spaces	14,155 sq ft 175
UNIT 120	35,000 SQ FT
Warehouse Garden Centre Car Parking Spaces	30,000 sq ft 5,000 sq ft 246
UNIT 130	1,800 SQ FT
Drive Through	1,800 sq ft
UNIT 140	3,000 SQ FT
Drive Through	3,000 sq ft
UNIT 150	19,000 SQ FT
Warehouse Mezzanine Car Parking Spaces	15,000 sq ft 4,000 sq ft 17
UNIT 160	113,501 SQ FT
Warehouse A Warehouse B Office Car Parking Spaces HGV Parking Spaces Dock Loading Doors Level Access Doors	32,255 sq ft 75,571 sq ft 5,675 sq ft 113 37 10
UNIT 160	82,696 SQ FT
Warehouse A Office Car Parking Spaces HGV Parking Spaces Dock Loading Doors Level Access Doors	78,562 sq ft 4,134 sq ft 79 35 8



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

- > No.9 Church Street
- **>** Salt
- **>** The Woodsman
- > The Dirty Duck
- >The Bell
- > Sabai Sabai
- **>** Lambs
- >Turquiose Kitchen
- > El Greco
- > The Four Alls
- > Cox's Yard
- >The Encore
- > Beleza Rodizio
- > Bistro Pierre
- ➤ Loxleys Restaurant & Wine Bar

CULTURE

- > Royal Shakespeare Theatre
- > Everyman Cinema
- > Shakespeare's Birthplace

HEALTH & WELLBEING

- > Bannatyne Health Club & Spa
- > The Welcombe Golf & Spa Hotel
- > Anytime Fitness
- > Hotel Indigo

RETAIL

- > Bell Court
- > Maybird Shopping Park
- > Maybrook Shopping Centre
- > Stratford Business & Technology Park

GAMING & TECH

- > Playground Games
- >SEGA Hardlight
- > EPOS Now
- **>** Advanced

AUTOMOTIVE

- > Jaguar Land Rover)
- > Aston Martin Lagonda
- > Prodrive
- > Rolls Royce Aerospace

LABOUR & TRAINING BENEFITS

- > Stratford-Upon-Avon College
- > WMG at University of Warwick
- > Make UK Technology Hub















SUSTAINABILITY & SOCIAL IMPACT

Our purpose is to create a sustainable future together.

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. While we are one of the UK's largest private property companies, our approach remains agile, enabling us to navigate challenges and deeply consider our impact on the environment.

OUR SUSTAINABLE LEGACY





In 2021, we launched our Sustainable Futures Strategy, reinforcing our commitment to sustainability across our business.

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 to create meaningful impact.

Through our Education Programme, we will engage with nearby schools, colleges, and education providers—working alongside our supply chain to offer valuable learning opportunities. Additionally, our Work Ready Programme will support individuals seeking to upskill through training, mentoring, and work placements.

Stratford 46 will be delivered as a Net Zero Carbon Ready development, targeting BREEAM Excellent and EPC A ratings. The scheme will integrate sustainable features such as roofmounted PV panels and on-site EV chargers, ensuring long-term environmental performance.



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GIVING BACK TO NATURE



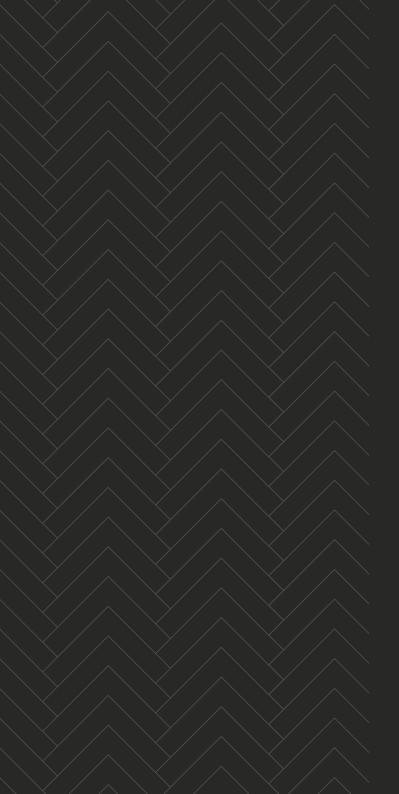


As part of our commitment to biodiversity, Stratford 46 will feature a dedicated nature reserve—seventeen acres of thriving green space designed to support native flora and fauna.

We're taking a piece of agricultural land, which has been stripped of its ecological value, and creating seventeen acres dedicated to the creation of biodiversity.

Transforming former agricultural land that has lost its ecological value, the reserve will establish a rich variety of habitats, creating a vital corridor for nature. Wetlands and ponds will help mitigate flooding while providing a home for Great Crested Newts. By enhancing biodiversity, the reserve will also act as a carbon sink, capturing and storing significant amounts of carbon dioxide.

Carefully selected native plant species will ensure a resilient, wildlife-friendly ecosystem, tailored to the local environment and built to flourish for generations to come.new cinema, there's something for everyone.



BUILD TO SUIT OPPORTUNITIES

AVAILABLE TO DISCUSS NOW

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