

Roadside



Stratford 45

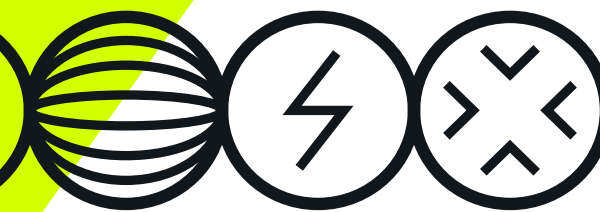
BUSINESS PARK

CV37 9RQ



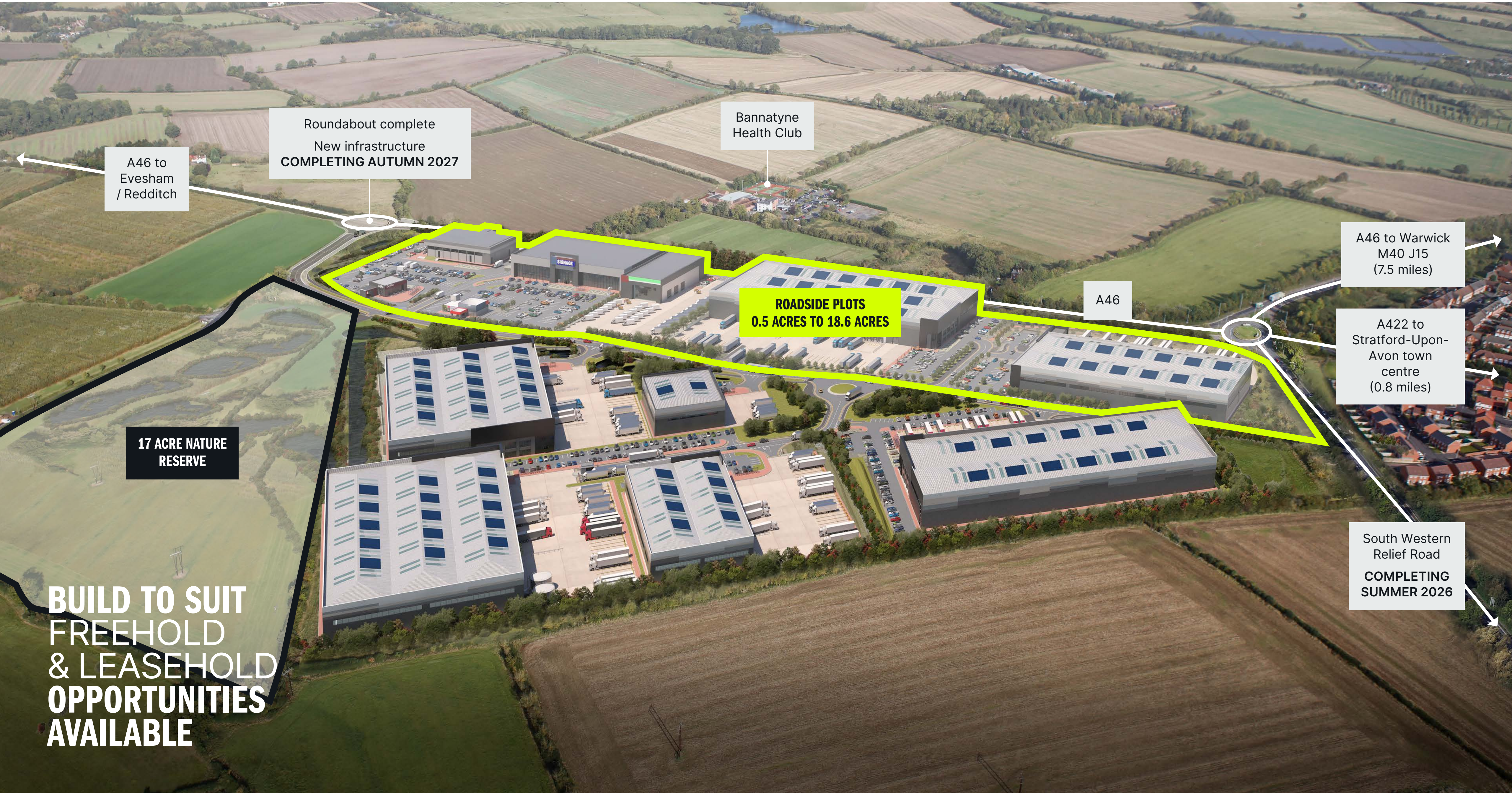
THE NEW DESTINATION FOR BUSINESS IN WARWICKSHIRE

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



A46 to
Evesham
/ Redditch

Roundabout complete
New infrastructure
COMPLETING AUTUMN 2027

Bannatyne
Health Club

ROADSIDE PLOTS
0.5 ACRES TO 18.6 ACRES

A46

A46 to Warwick
M40 J15
(7.5 miles)

A422 to
Stratford-Upon-
Avon town
centre
(0.8 miles)

**17 ACRE NATURE
RESERVE**

**BUILD TO SUIT
FREEHOLD
& LEASEHOLD
OPPORTUNITIES
AVAILABLE**

South Western
Relief Road
**COMPLETING
SUMMER 2026**



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.

AVAILABLE SPACE



Prominent development plots totalling approximately 18.6 acres, with plots available from 0.5 acres and capable of subdivision



Excellent frontage to the A46, which has an annual average daily flow of 20,447 (2023) vehicle movements



Outline planning in place for A1 (Bulky goods), A3 Café and Sui Generis uses. Wider retail uses can be accommodated, subject to planning



Planning secured for buildings up to 12m in height allowing for double height showroom space



Average household income of £46,682 per annum within 20 minutes' drive



Over 2 million potential customers within a 40 minute drive



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.



Leisure

BELL COURT MAYBIRD

SHOPPING PARK

HOTEL INDIGO

THE WELCOMBE

GOLD AND SPA HOTEL

BANNATYNE

HEALTH CLUB SPA

PADEL+PLAY SHAKESPEARE'S BIRTHPLACE

STRATFORD-UPON-AVON



Tech

SEGA HARDLIGHT PLAYGROUND GAMES

LEAMINGTON

EA CODEMASTERS

SOUTHAM

UBISOFT

LEAMINGTON

Automotive



ASTON MARTIN JAGUAR LAND ROVER

GAYDON

PRODRIVE

BANBURY



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

BUILD TO SUIT OPPORTUNITIES

AVAILABLE TO
DISCUSS NOW



ROADSIDE
JOHN ROBERTS
07795 010 131
john.roberts@colliers.com

DANIEL PALLETT
07874 883 074
daniel.pallett@colliers.com



ROADSIDE
ROB RAE
07860 398 744
rob.rae@savills.com

CHRIS HOBDAY
07552 558 551
chris.hobday@savills.com

