

**ST. MODWEN  
PARK**  
STOKE CENTRAL

**BUILD TO  
SUIT**

FESTIVAL PARK  
STOKE-ON-TRENT  
STAFFORDSHIRE  
ST1 5NP



CERAMIC VALLEY ENTERPRISE ZONE  
STOKE-ON-TRENT & STAFFORDSHIRE

To M6 J15 (S)  
5.2 miles

A500

To M6 J16 (N)  
8 miles

**NEW INDUSTRIAL WAREHOUSE OPPORTUNITIES**

Up to 293,040 sq ft (27,224.3 sq m)



**ST.MODWEN**





# CERAMIC VALLEY ENTERPRISE ZONE

St. Modwen Park Stoke Central is part of the Ceramic Valley Enterprise Zone promoted by the Make It Stoke on Trent and Staffordshire investment service.

The Enterprise Zone supports a wide range of office, manufacturing and warehouse/distribution uses in the key A500 corridor.

Incentives for businesses locating to St. Modwen Park Stoke Central include enhanced capital allowances for investment in qualifying expenditure.

## PROPOSED NEW LINK ROAD BY STOKE ON TRENT CITY COUNCIL

The proposed new link road will include a new roundabout linking Shelton Boulevard, Newport Lane & Festival Way, together with a new direct access from the A500 dual carriageway.

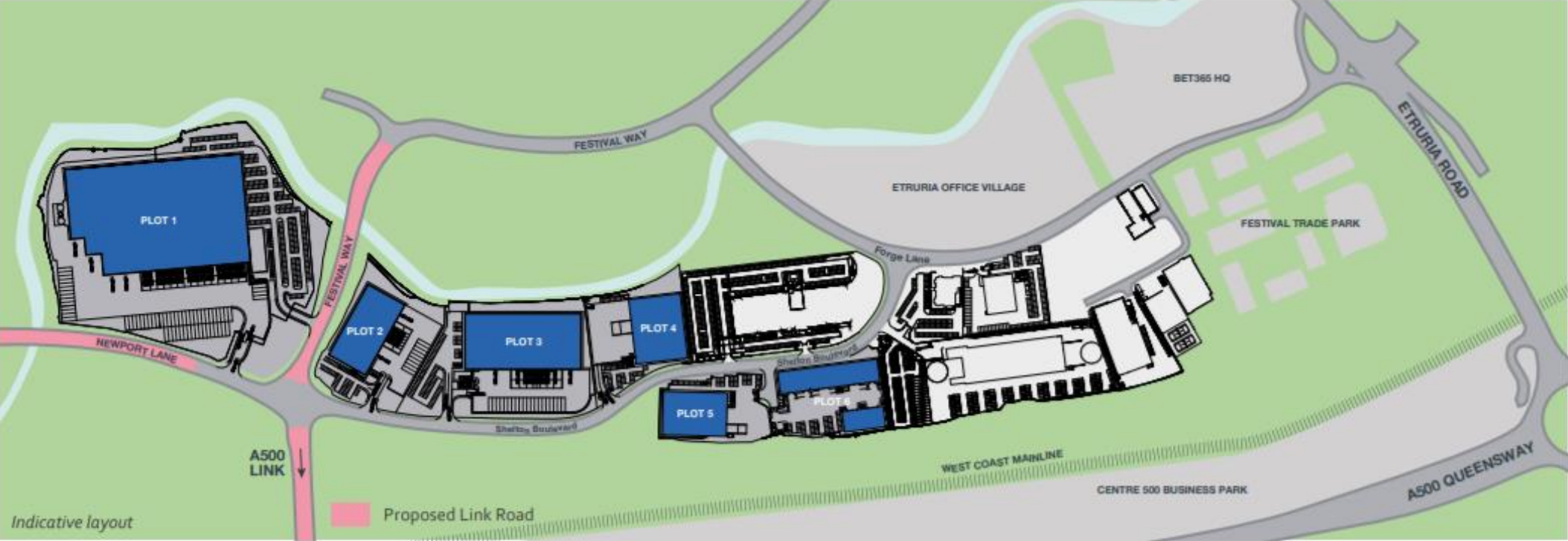
MAJOR LOCAL OCCUPIERS INCLUDE:



ST. MODWEN PARK STOKE CENTRAL IS PART OF THE WIDER 300 ACRE FESTIVAL PARK DEVELOPMENT. IN THE ORDER OF 1,400,000 SQ FT OF COMMERCIAL SPACE HAS BEEN DEVELOPED TO DATE.



# MASTERPLAN



TOTAL GIA	sq ft	sq m
PLOT 1	293,040	27,224.3
PLOT 2	52,500	4,877.4
PLOT 3	100,689	9,354.3
PLOT 4	51,697	4,802.8
PLOT 5	43,311	4,024.0
PLOT 6	44,060	4,093.3





**ST. MODWEN  
PARK  
STOKE CENTRAL**

# TRAVEL DISTANCES

SAT NAV: ST1 5NP  
(Source: Google Maps, 2019)

St. Modwen Park Stoke Central Park is strategically positioned in close proximity to the A500, providing direct access to junctions 15 & 16 of the M6 and other commercial areas of the Stoke-on-Trent and Newcastle-under-Lyme conurbation.

CITIES	
Stoke	2.2 miles (3.5 km)
Crewe	14.5 miles (23.3 km)
Stafford	18.4 miles (29.6 km)
Manchester	43.6 miles (70.1 km)
Birmingham	46.7 miles (75.1 km)
London	169 miles (271.9 km)

MOTORWAYS	
M6 J15	5.2 miles (8.3 km)
A500	0.7 mile (1.1 km)
A50	3.1 miles (5 km)
M1 J24a	43.1 miles (69.3 km)
M62 J10	37.9 miles (61 km)

AIRPORTS	
East Midlands	46.7 miles (75.2 km)
Birmingham	57 miles (91.7 km)
Manchester	29.7 miles (47.8 km)
Heathrow	157 miles (252.6 km)

# ST. MODWEN PARK STOKE CENTRAL



## FOR FURTHER INFORMATION

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