

UK, STAFFORD

STAFFORD 128

MUSTANG DRIVE

128,830 SQ FT (11,969 SQ M)
FULLY FITTED MODERN WAREHOUSE UNIT
AVAILABLE NOW
SAT NAV: ST16 1GW



STAFFORD 128

A fully refurbished self-contained modern warehouse unit located within an established Logistics Park in Stafford with other high-profile occupiers including Screwfix, Culina, Iron Mountain and Altecnic. Stafford 128 is prominently located to provide excellent road links, connecting to the UK's motorway network and providing access to many major cities.



DEMOGRAPHICS



One of the UK's largest labour pools



Potential salary savings of 18.5% against the national average



53% working age population are educated to degree level, 13% higher than the UK average



Over 3 million people living within 45 minutes drive time

Source: Drive Time Maps, Nomis

The unit offers modern warehouse accommodation with ancillary offices on the first floor. The property is of steel portal frame construction and benefits from 12m minimum eaves height, a large service yard and dock and level access doors. The unit also benefits from fully fitted warehouse lighting and integrated sprinklers.

Adjoining occupiers include:

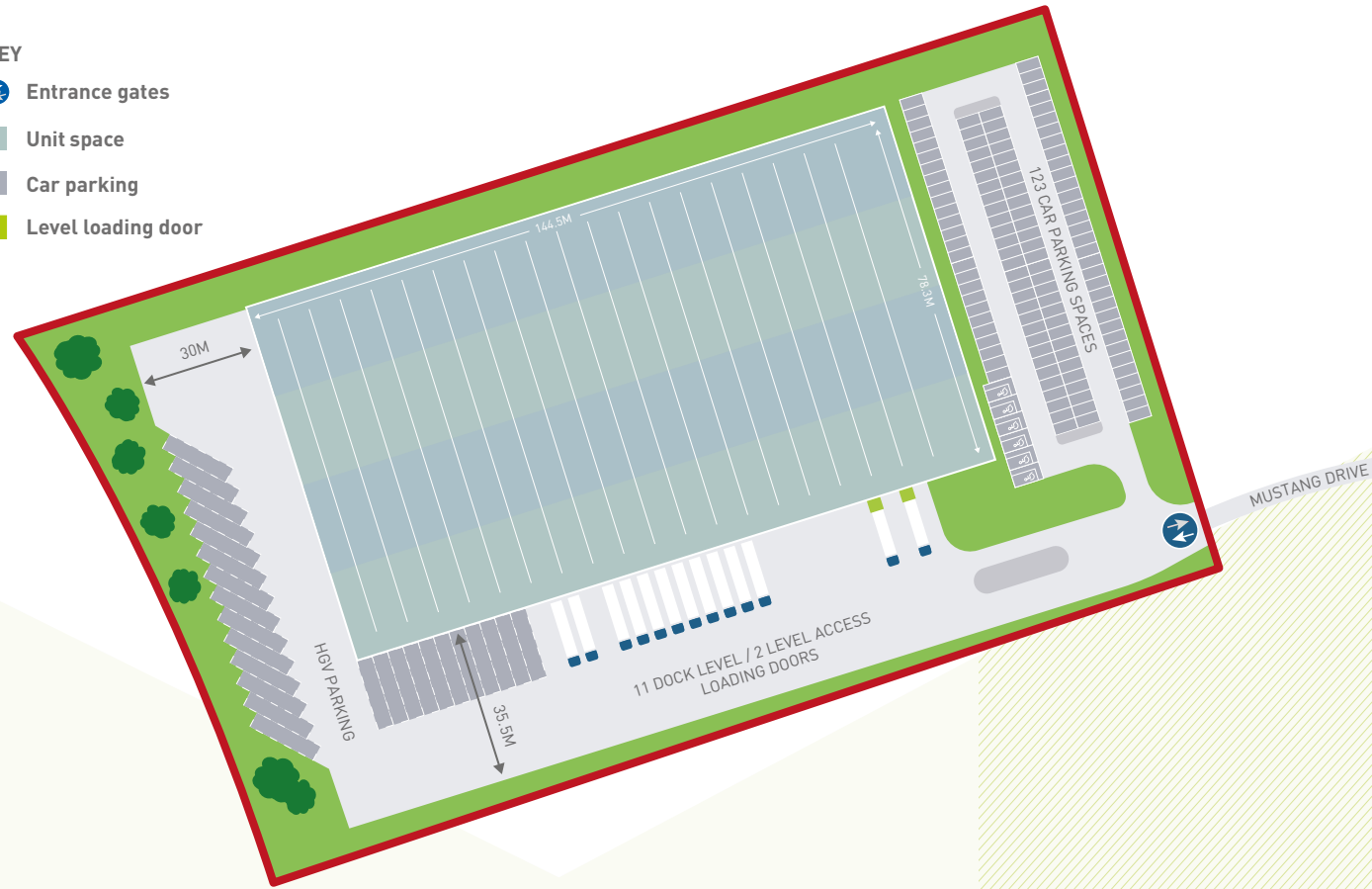


MODERN LOGISTICS WAREHOUSE



KEY

-  Entrance gates
-  Unit space
-  Car parking
-  Level loading door



SPECIFICATION



Secure site



50 Kn/m² floor loading



Frost Protection



11 dock and 2 level access doors



123 car parking spaces



Power supply 500kVa



EPC B rating



12m eaves height



Warehouse WC's & changing rooms



First floor office



Warehouse lighting



Integrated sprinkler system

ACCOMMODATION

STAFFORD 128	sq ft	sq m
Warehouse	115,684	10,747
Welfare	6,573	611
First Floor Office	6,573	611
Total	128,830	11,969

PRIME LOGISTICS LOCATION

Stafford 128 is well located next to J14 of the M6 motorway, connecting to the national motorway network. The site is situated 15 miles from Stoke-on-trent and Birmingham City Centre is within a 35 minute drivetime. Birmingham international airport is only 49 minutes from the site.

M6 (J14) : 0.8 MILES, 2 MINUTES
M54 (J1) : 15.9 MILES, 20 MINUTES
M5 (J8) : 23.2 MILES, 26 MINUTES
M1 (J24) : 41.1 MILES, 53 MINUTES



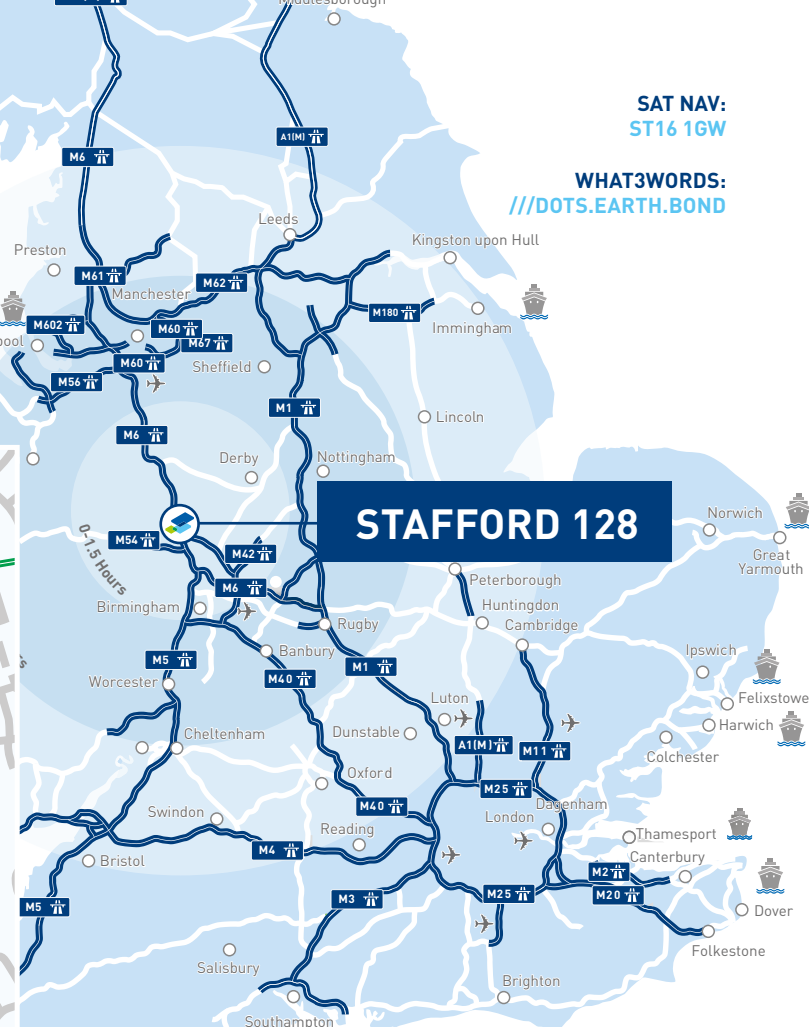
CLOSE PROXIMITY TO **STOKE-ON-TRENT**,
 ONLY **14.9 MILES, 17 MINUTES**



DRIVE TIME TO **BIRMINGHAM AIRPORT**
 IS **41 MILES, 49 MINUTES**



LIVERPOOL PORT: 69.9 MILES,
1 HOUR 15 MINUTES
BRISTOL PORT: 112 MILES, 1 HOUR 40 MINUTES



SAT NAV:
ST16 1GW

WHAT3WORDS:
///DOTS.EARTH.BOND

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Misrepresentation Act 1967.
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