

A large, stylized graphic of the number '46' in a light grey color. 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



A46 TO EVESHAM & M5 J6 & J9

A46 TO M40 J15

A422 TO STRATFORD-UPON-AVON TOWN CENTRE

UNDER CONSTRUCTION SOUTH WESTERN RELIEF ROAD

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.

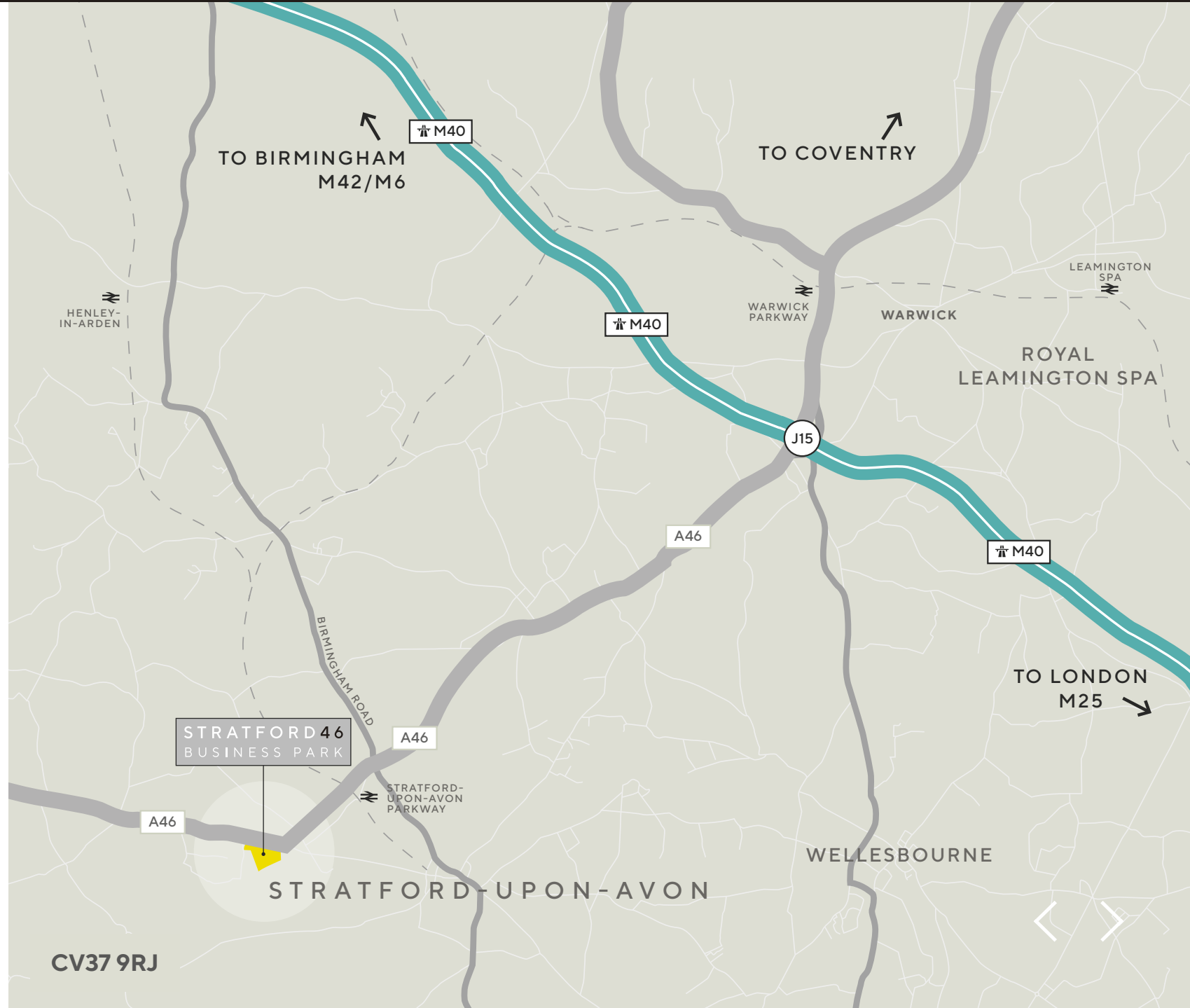




Stratford46 Business Park is strategically located with immediate access to the A46 and just 7.5 miles from J15 of the M40, leading to the M25 to the South and M42 to the North and the national motorway network beyond.

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

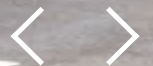
INDUSTRIAL/  
WAREHOUSE

UNDER CONSTRUCTION  
South Western  
Relief Road



# ROADSIDE

18.6 ACRES OF OPPORTUNITY WITH  
PLOTS AVAILABLE FROM 0.5 ACRES



## ROADSIDE

- Four 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 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



# INDICATIVE ROADSIDE MASTERPLAN



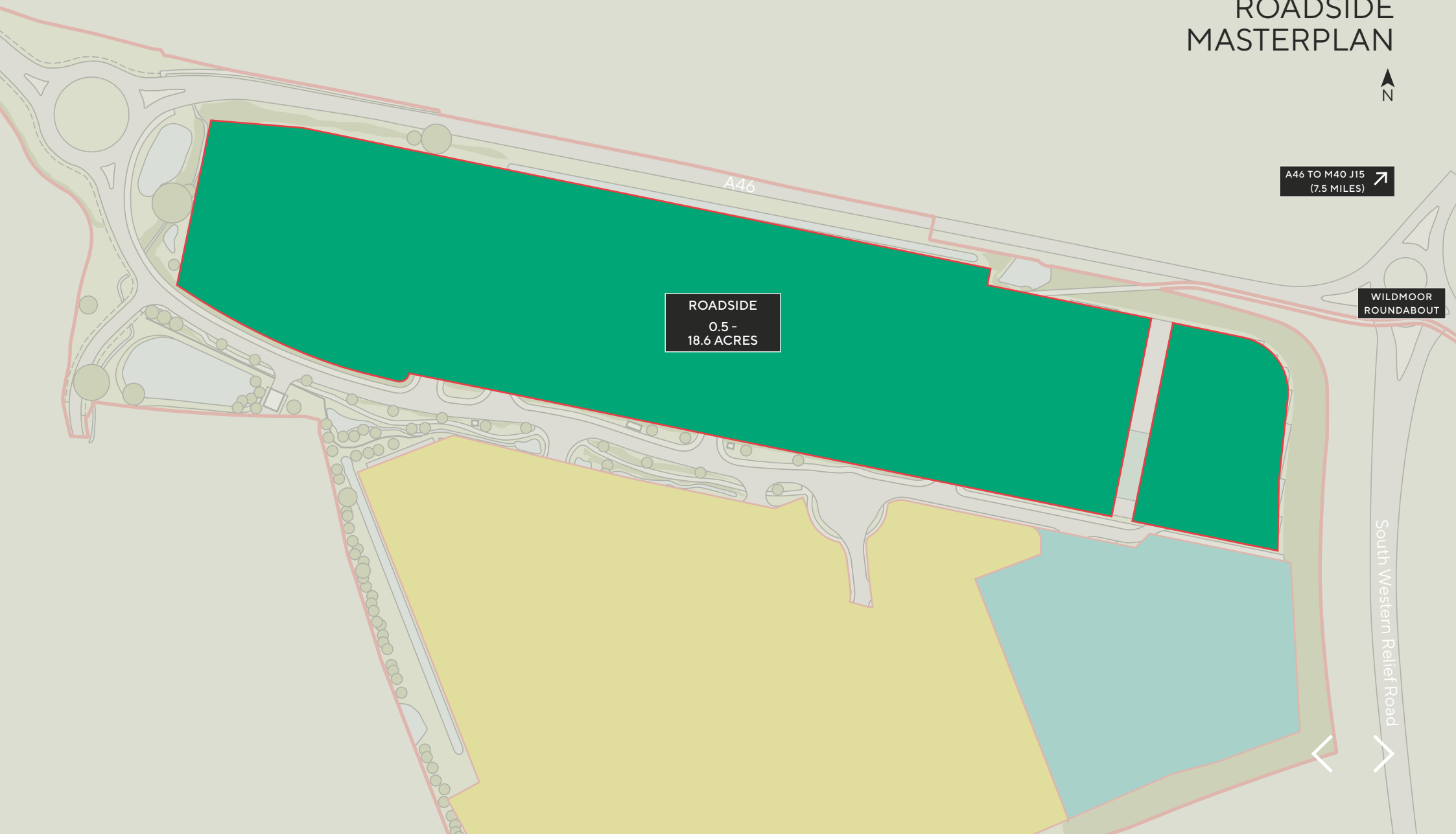
A46 TO M40 J15  
(7.5 MILES) ↗

WILDMOOR  
ROUNDBABOUT

ROADSIDE  
0.5 -  
18.6 ACRES

A46

South Western Relief Road



## 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



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