

A large, stylized number '46' is rendered in a light gray color, serving as a background element. The '4' is composed of two main strokes, and the '6' has a large circular loop. The overall design is modern and minimalist.

STRATFORD46
BUSINESS PARK

WARWICKSHIRE

THE NEW
DESTINATION
FOR BUSINESS IN
WARWICKSHIRE

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

STRATFORD **46**
BUSINESS PARK

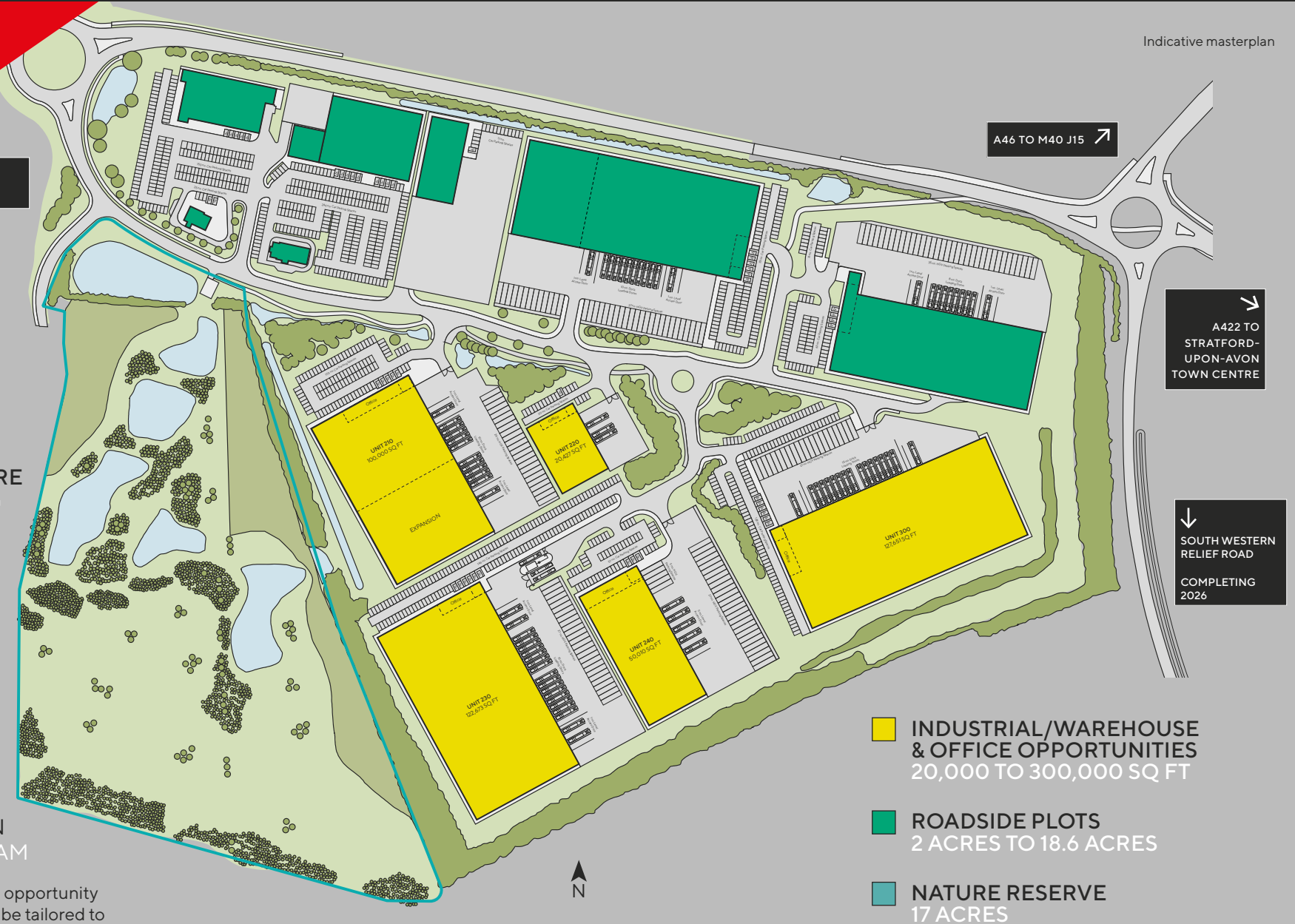
**BUILDINGS AVAILABLE FOR
OCCUPATION FROM 2028**

- > ON SITE NOW WITH
ROUNDBOUT
WORKS COMPLETING
SUMMER 2026
- > FULL INFRASTRUCTURE
WORKS COMPLETING
SUMMER 2027

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.



SPECIFICATION



Total of 8 MVA of power
available across the scheme



Building sizes from
20,000 – 300,000 sq ft



Up to 15m
eaves height



Targeting EPC A &
BREEAM Excellent



Targeting Net
Zero Ready



PVs and EV charging
on all plots



Stratford Community
Fund supporting local
grassroots organisations



Adjoining 17-acre Nature
Reserve (biodiversity +
carbon offsetting)

LOCATION



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.



LOCATION

TOP 7% UK LOCATION FOR NATIONAL DISTRIBUTION

Stratford ranks in the top 7% of UK-wide locations for a National Distribution Centre (NDC), making it one of the most strategically powerful bases for national e-commerce operations.

For businesses seeking a single, central UK location to serve the entire country, Stratford performs at the very top tier.

59 million people (87% of the UK population) can be reached within a 4-hour drive time.

10 PARCEL HUBS WITHIN 10 MILES

Stratford benefits from exceptional logistics infrastructure, with 10 parcel hubs located within a 10-mile radius of the site.

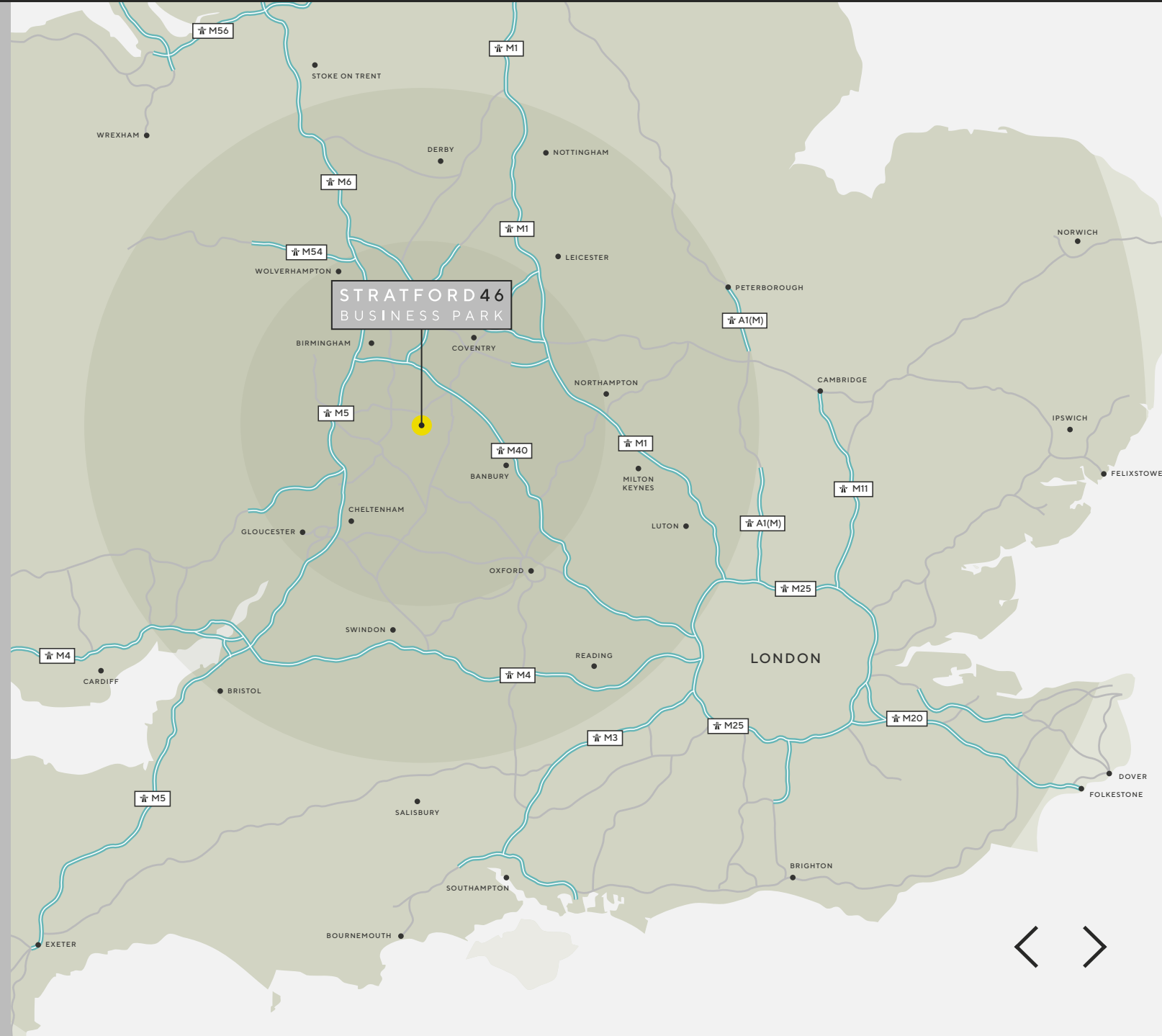
For e-commerce operators, this provides a wide choice of carriers, driving cost efficiencies and enabling rapid order fulfilment. This is increasingly critical in a market where consumers now expect next-day – or even same-day-delivery.

For parcel hub operators, this concentration reinforces Stratford as a location they not only want to be in, but need to be in to remain competitive.

STRONGER LOCAL WORKFORCE AVAILABILITY

Stratford offers a significant recruitment advantage, with an employment demand-to-supply ratio of 7.85, compared to the national average of 5.98.

In real terms, this means nearly 8 applicants per vacancy – giving occupiers access to a deeper, more competitive talent pool than many other Midlands locations.



LOCATION



INDUSTRIAL / WAREHOUSE

BUILD TO SUIT UNITS AVAILABLE
FROM 20,000 TO 300,000 SQ FT



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 & BREEAM excellent



INDUSTRIAL / WAREHOUSE

UNIT 210 100,000 SQ FT

Warehouse	50,000 sq ft
Office	5,000 sq ft
Expansion	45,000 sq ft
Car Parking Spaces	103
HGV Parking Spaces	24
Dock Loading Doors	10
Level Access Doors	2

UNIT 220 20,427 SQ FT

Warehouse	18,385 sq ft
Office	2,042 sq ft
Car Parking Spaces	20
Level Access Doors	3

UNIT 230 122,673 SQ FT

Warehouse	116,540 sq ft
Office	6,133 sq ft
Car Parking Spaces	146
HGV Parking Spaces	27
Dock Loading Doors	15
Level Access Doors	2

UNIT 240 50,010 SQ FT

Warehouse	45,009 sq ft
Office	5,001 sq ft
Car Parking Spaces	57
HGV Parking Spaces	32
Level Access Doors	5

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



ROADSIDE

18.6 ACRES OF OPPORTUNITY WITH
PLOTS AVAILABLE FROM 2 ACRES



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 19,743 (2023) 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

Four prominent development plots totalling approximately 18.6 acres, with plots available from 2 acres and capable of subdivision



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
- › Stratford-Upon-Avon Racecourse

HEALTH & WELLBEING

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

RETAIL

- › Bell Court
- › Maybird Shopping Park
- › Maybrook Shopping Centre

GAMING & TECH

- › Playground Games (Leamington)
- › SEGA HARDlight (Leamington)
- › EPOS Anytime LTD (Coventry)
- › Stratford Consulting Ltd

AUTOMOTIVE

- › Jaguar Land Rover (Gaydon)
- › Aston Martin (Gaydon)
- › Prodrive (Banbury)

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.

Read more about our newly launched Stratford Community Fund.

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 roof-mounted PV panels and on-site EV chargers, ensuring long-term environmental performance.



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.



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.

BUILD TO SUIT OPPORTUNITIES

AVAILABLE TO DISCUSS NOW

INDUSTRIAL/ROADSIDE

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

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

OFFICE

JONATHAN OTTEWELL
07972 000 150
jottewell@savills.com

INDUSTRIAL/WAREHOUSE

SIMON NORTON
07552 037 631
simon.norton@colliers.com

CHARLIE ANDREWS
07902 709 533
charlie.andrews@colliers.com

OFFICE

DOUGLAS BONHAM
07920 077 100
douglas.bonham@colliers.com

ROADSIDE

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

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