

Stoford Park

Stafford North

Flexible build-to-suit
manufacturing & warehousing units

155,000 - 442,000 sq ft

14,400 - 41,063 sq m

To Let / For Sale

Outline Planning Submitted



Stoford Park Stafford North

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ST18 9SE

STOFORD

A landmark **xx acre** employment site, delivering up to **six high-quality units** designed to support ambitious business growth.

Strategically positioned on the A34, with immediate access to the M6 (Junction 14), Stoford Park Stafford North offers excellent connectivity to regional and national markets. Located within an established industrial and

logistics corridor, the scheme sits alongside major occupiers including Screwfix, Iron Mountain, Pets at Home and Altecnic – reinforcing its credentials as a proven business location for long-term, ambitious growth.



Where environmental responsibility meets workplace wellbeing.

Stoford Park Stafford North is designed with sustainability and wellbeing at its core.

Targeting BREEAM 'Excellent' and EPC A, the development features low-energy buildings with reduced carbon emissions, integrating low/zero-carbon technologies, water conservation, and sustainable design for a future-ready workplace.

10% Rooflights & sensitive lighting scheme Maximising natural light



Noise mitigation measures

Reducing environmental impact on surrounding areas



10% Roof-mounted PV panels

Renewable energy generation, planning for 100% coverage



Target EPC XX

Market-leading energy performance



Cycle storage for each unit

Active & sustainable travel choices



Targeting BREEAM 'XX'

Recognising a holistic approach to sustainable design



Wildlife Corridors

Along with log piles and managed attenuation ponds



EV charging with ducting for future expansion

Supporting the transition to electric mobility



Rainwater harvesting systems

Reducing potable water consumption



Carbon offset programme

Residual carbon impact landscape



Installation of bat boxes and bird boxes

Sustainable landscaping & outdoor wellness areas



Biodiversity enhancements

To complement the existing hedgerows and foliage

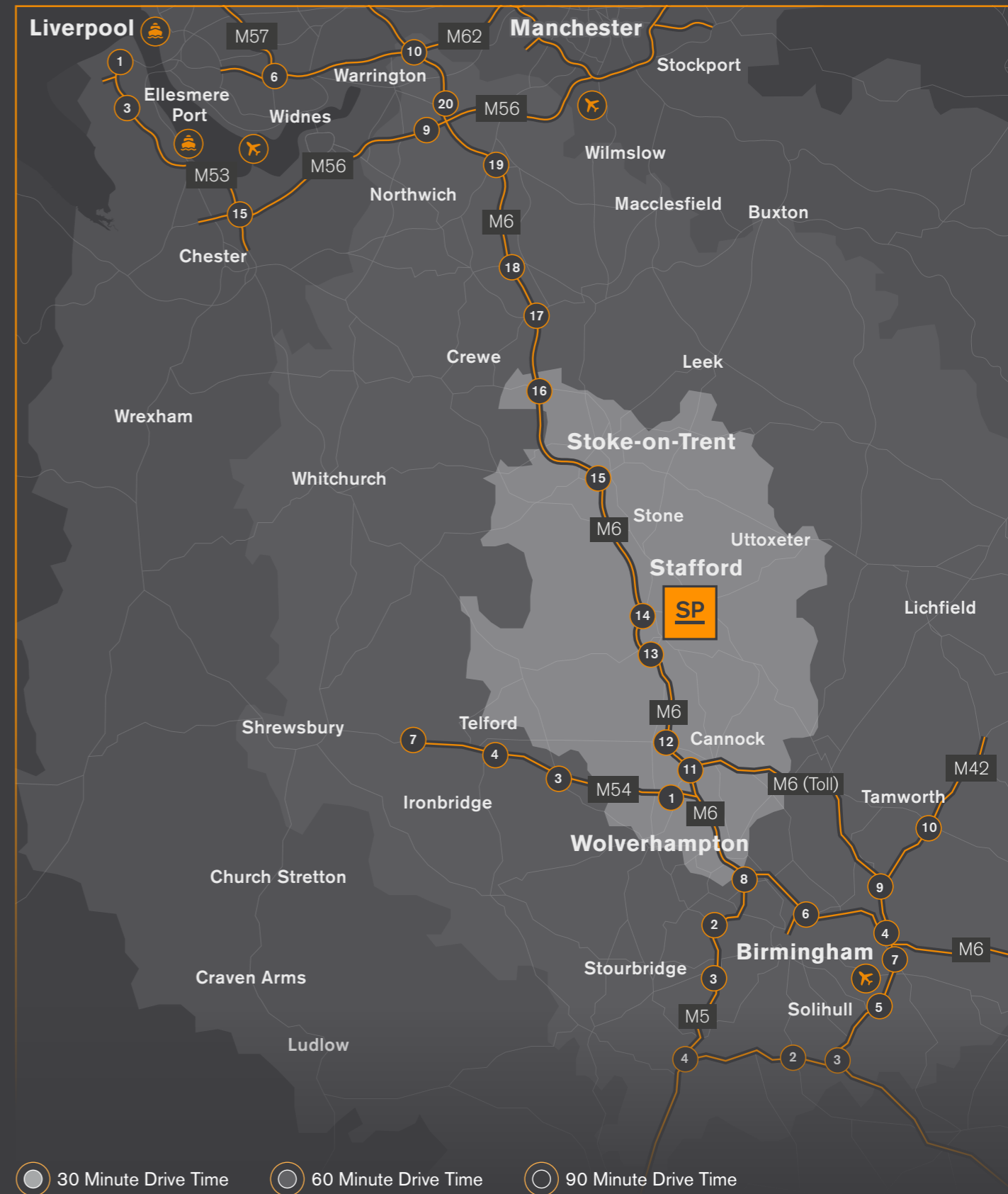
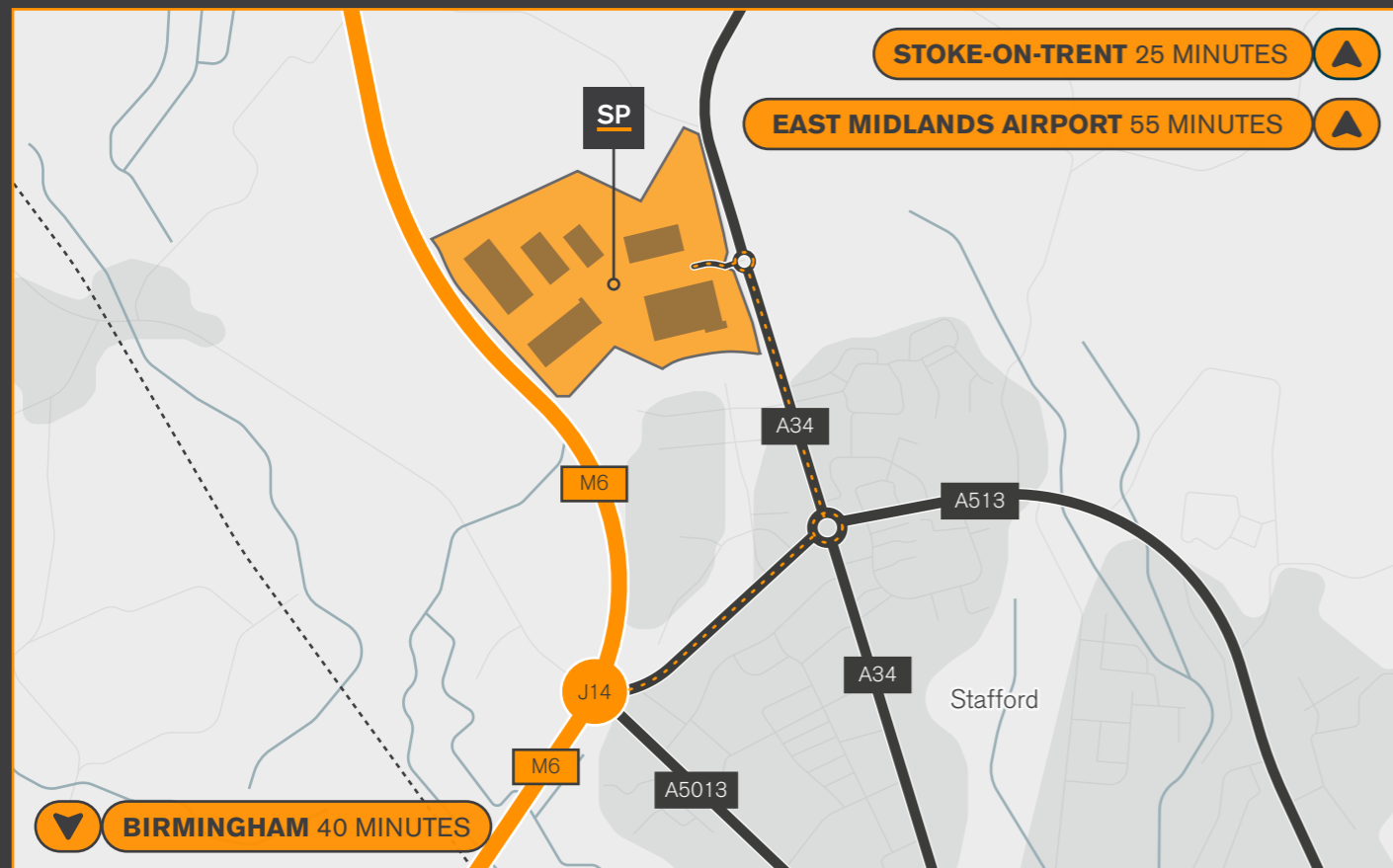


A well-connected location supporting regional and national growth.

POSTCODE W3W
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This site offers excellent connectivity in the heart of the Midlands, with immediate access to the M6 via Junction 13 and the A449, providing fast links to Birmingham, Manchester and the wider national motorway network.

Birmingham Airport, East Midlands Airport and major UK distribution hubs are all within easy reach, making Stafford a highly strategic location for logistics, distribution and national growth.



Drive Times	Minutes	Miles
M6 J14	2	1.6
Stafford	5	2.0
M6 J13	5	4.0
Birmingham City Centre	40	31.0
Manchester City Centre	75	60.0

Distribution	Minutes	Miles
Birmingham Airport	40	40.0
East Midlands Airport	55	45.0
Manchester Airport	65	50.0
Port of Liverpool	95	75.0
Immingham Port	150	120.0

ECONOMICALLY ACTIVE

81.4%

EMPLOYED IN TRANSPORT, STORAGE & MANUFACTURING

65,000

SATFFORDSHIRE POPULATION

907,153

Stoford Park

Stafford North



STOFORD

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