

PLP Stafford

344,478 Sq ft

Q2 2023 Completion



Stone Business Park, ST15 0TE
[///highways.plums.fizzy](http://highways.plums.fizzy)





Cole-Parmer

STOKE-ON-TRENT

REVLON

RKW
Retail Knows Why...



REL STORAGE
AND LOGISTICS



Exceptional Connectivity

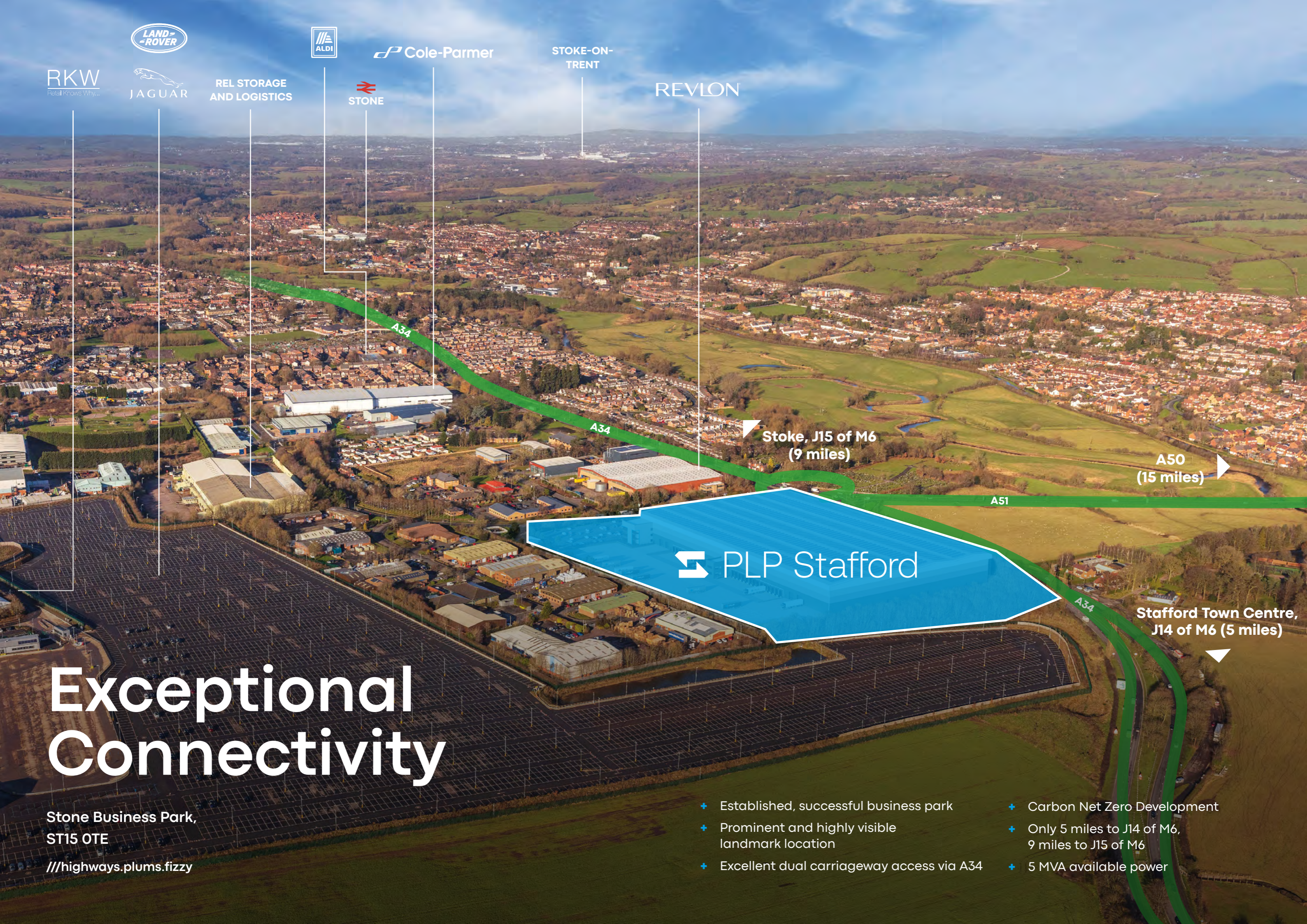
Stone Business Park,
ST15 0TE

///highways.plums.fizzy



PLP Stafford

- + Established, successful business park
- + Prominent and highly visible landmark location
- + Excellent dual carriageway access via A34
- + Carbon Net Zero Development
- + Only 5 miles to J14 of M6, 9 miles to J15 of M6
- + 5 MVA available power



A34

A34

Stoke, J15 of M6
(9 miles)

A50
(15 miles)

A51

A34

Stafford Town Centre,
J14 of M6 (5 miles)



Rainwater Harvesting



BREEAM EXCELLENT



Solar Photovoltaic Panels



10% Biodiversity Net Gain



Electric Car Charging



Showering & Changing Facilities



12% Rooflights



EPC 'A' Rating



Air Source Heating & Cooling



LED Lighting



Secure Cycle Parking

Targeting a Carbon Net Zero Development



PLP Stafford

344,478 Sq ft



18m eaves height



4 level access doors



28 dock doors



5 mVa of power



16 electric vehicle charging bays



312 car parking spaces



70 HGV parking spaces

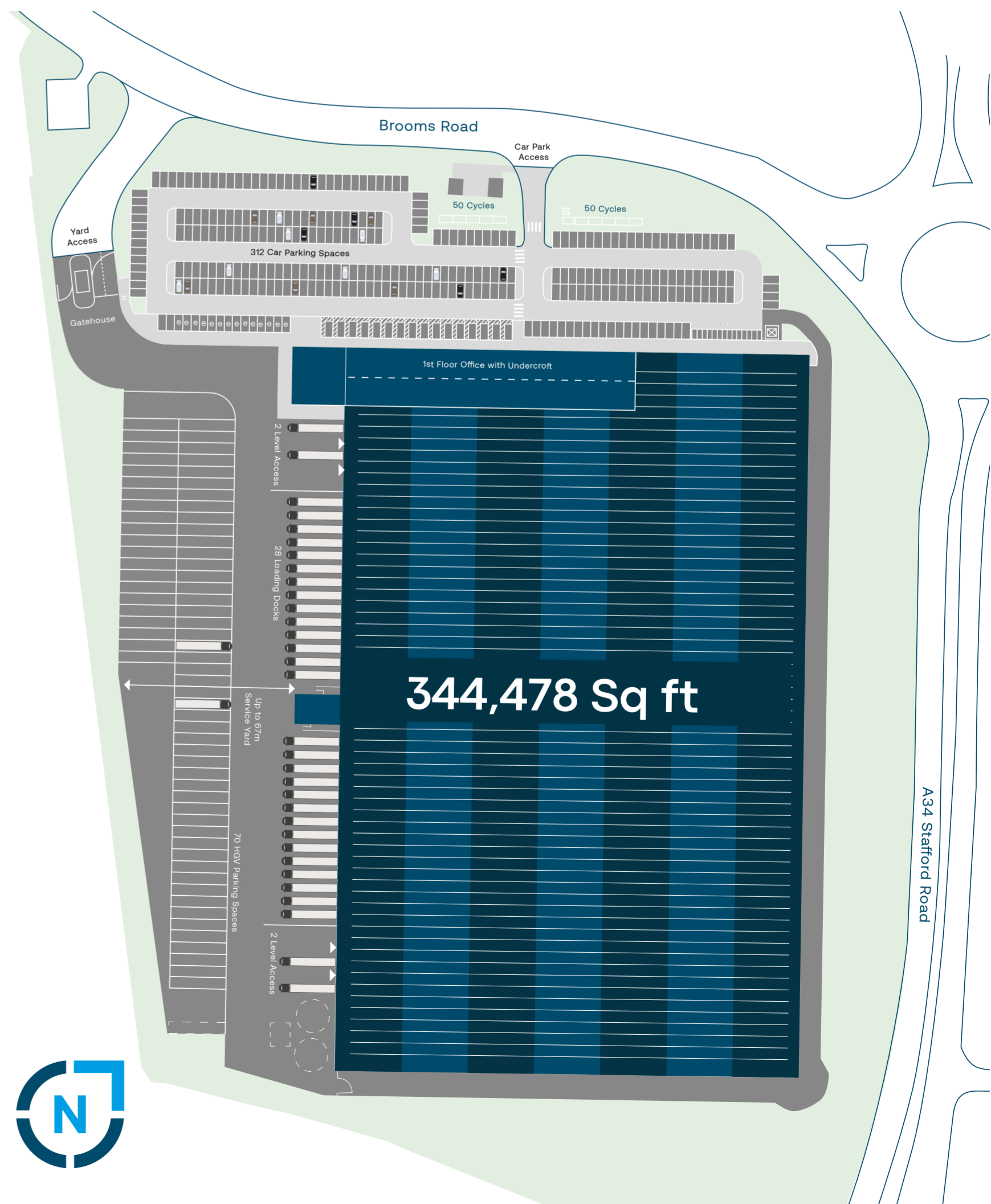


Up to 67 m secure yard

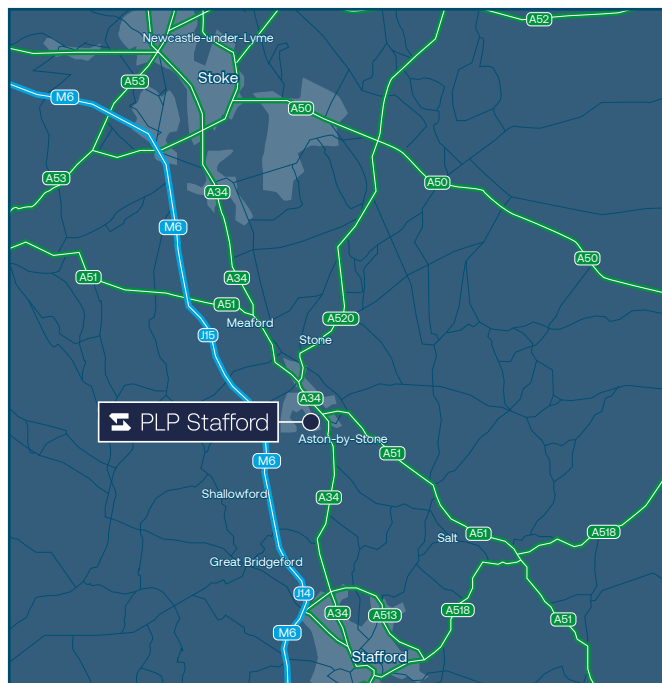


50KN/m2 warehouse floor loading

Unit	Sq m	Sq ft
Warehouse	29,980	322,702
Offices	1,782	19,181
Hub Office	215	2,315
Gatehouse	26	280
Total	32,003	344,478



Just an 8 minute drive to M6 J14



Road	Miles	Time
M6 J14	5	8 mins
M6 J15	9	15 mins
Stoke	10	16 mins
Birmingham	35	40 mins
Manchester	53	1h 5 mins
Liverpool	65	1h 15 mins
London	149	2h 40 mins



Rail	Miles	Time
Stone	2	5 mins
Stafford	6	12 mins

(Source: CACI)

5.1 million people within 1 hour drive



Air	Miles	Time
East Midlands	44	50 mins
Birmingham	45	50 mins
Manchester	46	52 mins
Liverpool	59	1h 5 mins



Port	Miles	Time
Liverpool	66	1h 20 mins
Immingham	126	2h 20 mins
Felixstowe	196	3h 20 mins

www.plproperty.com



Edward Kennerley
07972 187 779
edward.kennerley@knightfrank.com



David Willmer
07831 820 651
david.willmer@avisonyoung.com