

Stoford Park

Stafford

Flexible build-to-suit
manufacturing & warehousing units

155,000 - 1,100,000 sq ft

14,400 - 102,193 sq m

227.34 acres

To Let / For Sale



Stoford Park Stafford

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ST18 9SE

STOFORD

A landmark **227.34 acre** employment site, delivering up to **six high-quality units** designed to support ambitious business growth.

Strategically positioned on the A34, with access to the M6 (Junction 14), Stoford Park Stafford 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.



High-quality units ranging from 155,000 sq ft with **space to grow**, evolve & succeed.

Masterplan Option 1



- Up to 50m yard depths
- On-site staff wellbeing facilities
- Staff outdoor amenity space
- Clear internal eaves height (up to 18m)
- Dock level & level access loading doors
- HGV and Car Parking EV Charging
- 50 kN/M² floor loading
- Enhanced cladding

High-quality units ranging to 1,100,000 sq ft **built to perform**, for long-term success.

Masterplan Option 2



- 

Up to 50m yard depths
- 

On-site staff wellbeing facilities
- 

Staff outdoor amenity space
- 

Clear internal eaves height (up to 18m)
- 

Dock level & level access loading doors
- 

HGV and Car Parking EV Charging
- 

50 kN/M² floor loading
- 

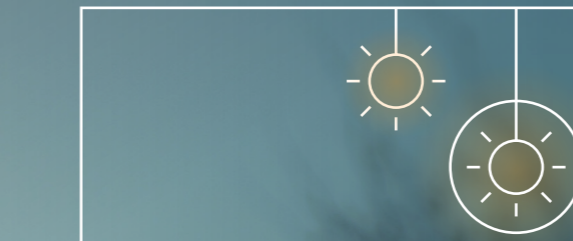
Enhanced cladding

Where environmental responsibility meets workplace wellbeing.

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

Targeting BREEAM (V7) - Very Good 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



Roof Mounted PV Panels

Renewable energy generation with structure designed to take 100% coverage



Target EPC A

Market-leading energy performance



Cycle storage for each unit

Active & sustainable travel choices



Targeting BREEAM (V7) - Very Good

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



Installation of bat boxes and bird boxes

Sustainable landscaping & outdoor wellness areas



Biodiversity enhancements

To complement the existing hedgerows and foliage

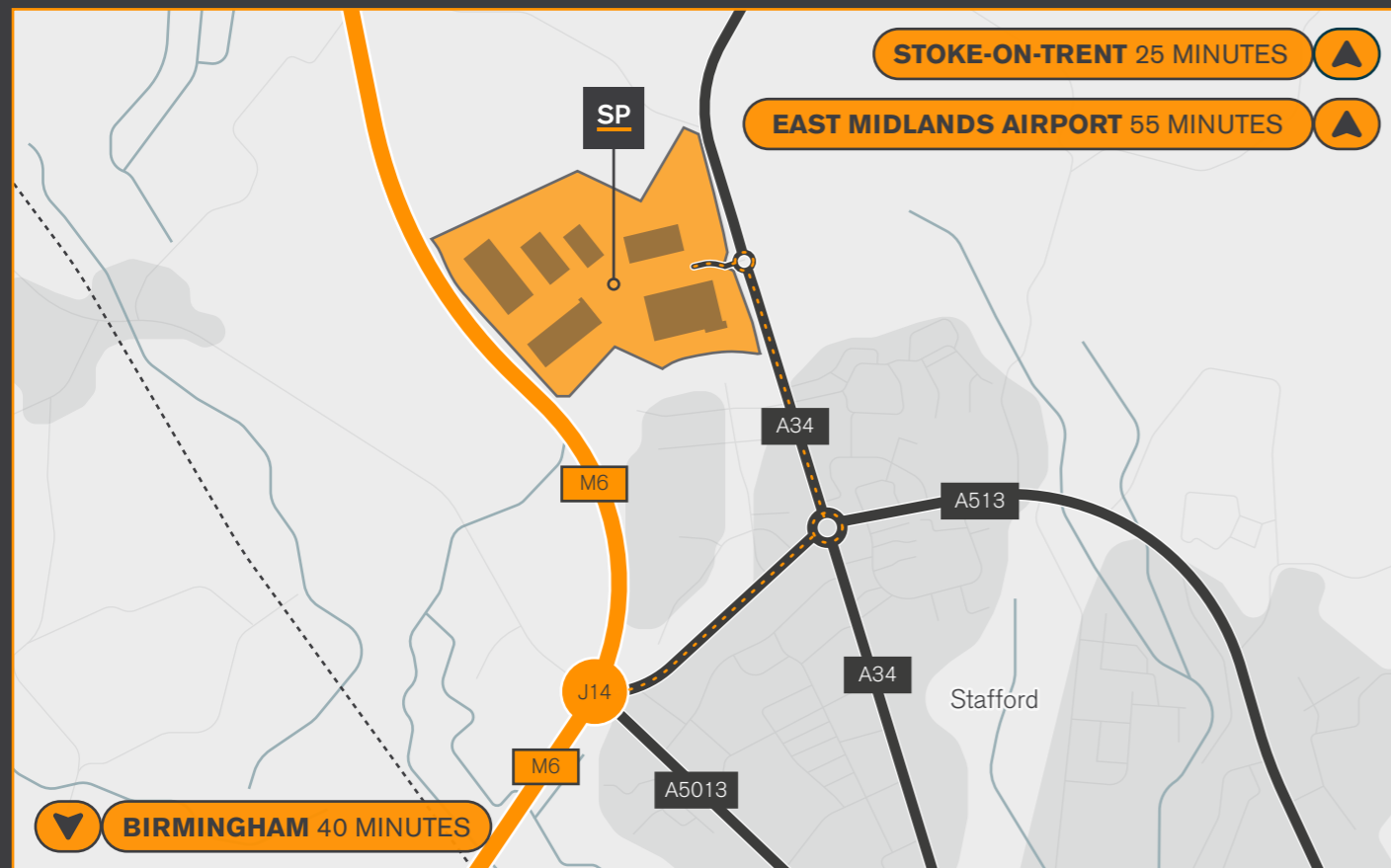


A well-connected location supporting regional and national growth.

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This site offers excellent connectivity in the heart of the Midlands, with immediate access to the M6 via Junction 14 and the A34, 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	Distribution	Minutes	Miles
M6 J14	2	1.6	Birmingham Airport	40	40.0
Stafford	5	2.0	East Midlands Airport	55	45.0
M6 J13	5	4.0	Manchester Airport	65	50.0
Birmingham City Centre	40	31.0	Port of Liverpool	95	75.0
Manchester City Centre	75	60.0	Immingham Port	150	120.0

ECONOMICALLY ACTIVE

81.4%

EMPLOYED IN TRANSPORT, STORAGE & MANUFACTURING

65,000

STAFFORDSHIRE POPULATION

907,153

Stoford Park

Stafford



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STOFORD

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