

**Brookfield
Properties**

Stoke-on-Trent
Stoke 276

TO LET

M6 J15

Stoke-on-Trent

Trentham Lakes, Stanley Matthews Way,
Stoke-On-Trent, ST4 8GR

275,815 sq ft

Commencing Q1 2024

Prime Warehouse Refurbishment



Introduction

Owned by Brookfield Properties, Stoke 276 offers the following high quality specification:



Modern Grade A Distribution
Facility Built In 2003



Close Proximity to J15 M6



360 Degree Circulation



Power Supply 750 kVA



PV Ready Roofs



Target EPC Rating A



BREEAM Excellent Target



Fully Secure Site Including
Gatehouse



Car Parking - 368 Spaces
Inc 16 Disabled



HGV Spaces



Eaves Height
12.02m - 14.03m



Covered Cycle Shelter



Sprinklers - Roof Mounted



Yard Depth - 45m Main
Yard 36m Rear Yard



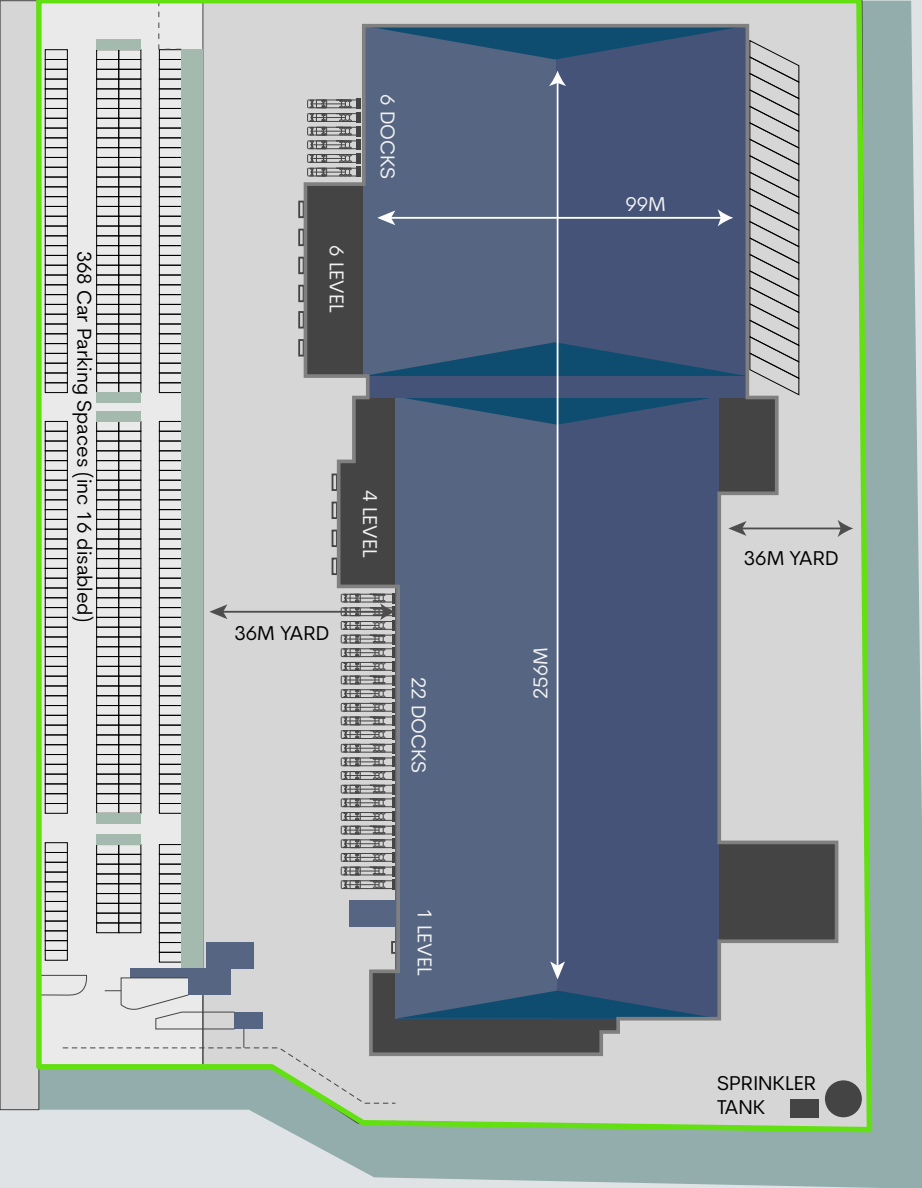
Sprinkler Tank &
Pump House



62 Trailer Spaces



Stoke 276



Accommodation

	GIFA (sq ft)	GIFA (sq m)
Warehouse	258,354	24,001.90
Ground Floor Offices	5,962	553.90
First Floor Offices	5,701	529.60
Second Floor Offices	5,642	524.20
Security Hut	156	14.5
Total	275,815	25,624.10
Canopies	13,501	1,254.30

ESG Specifications



EV Charging:
10% Active /
20% Passive



Target EPC A
Rating



Energy Saving
Lighting
Controls



Roof
Solar PV
Ready

We aim to develop facilities to stand the test of time, whilst minimising the environmental impact on the communities they serve. This is achieved with the use of modern technologies, to reduce CO2 emissions, and the cost of occupation. Our logistics team has developed over 40 million square feet of premier, LEED-certified logistics space throughout the world, delivering state-of-the-art properties to meet our customers 'needs without compromise.

Location

The property is located on Trentham Lakes Business Park and accessed off Stanley Matthews Way (B5490).

Junction 15 of the M6 is located within 3.5 miles via the A50 and A500.

Nearby occupiers include Screwfix, Glen Dimplex, Amazon, Dunelm, M&S and Sainsbury's.

Drive Times	Population
0-90 mins	9,547,899
90-180 mins	24,560,589
180-270 mins	46,688,352



Brookfield Properties

Brookfield Properties Logistics Europe builds, owns, and runs the logistics infrastructure that powers global trade. We deliver real estate solutions for the people who keep the world moving, with the assurance of the globally trusted Brookfield network, dynamic thinking, and true collaboration.

For further information, please contact the agents below:

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1. We provide the information contained in these particulars for guidance to intending occupiers or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, tenants, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary should be treated as for indicative purposes only and should not be construed as the actual site boundary. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



	Miles	Time		Miles	Time		Miles	Time
Stoke-on-Trent	2.6	7 mins	Manchester	39.1	45 mins	Hull	126	2 hrs 10 mins
Stoke-on-Trent Railway Station	2.5	8 mins	East Midlands	43	45 mins	Immingham	127	2 hrs 10 mins
J15 M6	3.5	8 mins	Birmingham	55	1 hr 15 mins	London Gateway	186	3 hrs
Birmingham	45	1 hr 11 mins	Luton	129	2 hrs 10 mins	Felixstowe	204	3 hrs 30 mins
Manchester	46	1 hr 16 mins	London Heathrow	155	2 hrs 30 mins	Dover	238	3 hrs 50 mins