WORCESTER SIX

JUNCTION 6 - M5
WR4 0AD

TO LET / FOR SALE

OFFICES / INDUSTRIAL / TECHNOLOGY

5,000 - 300,000 SQ FT

www.worcestersix.co.uk

A development by

STOFORD

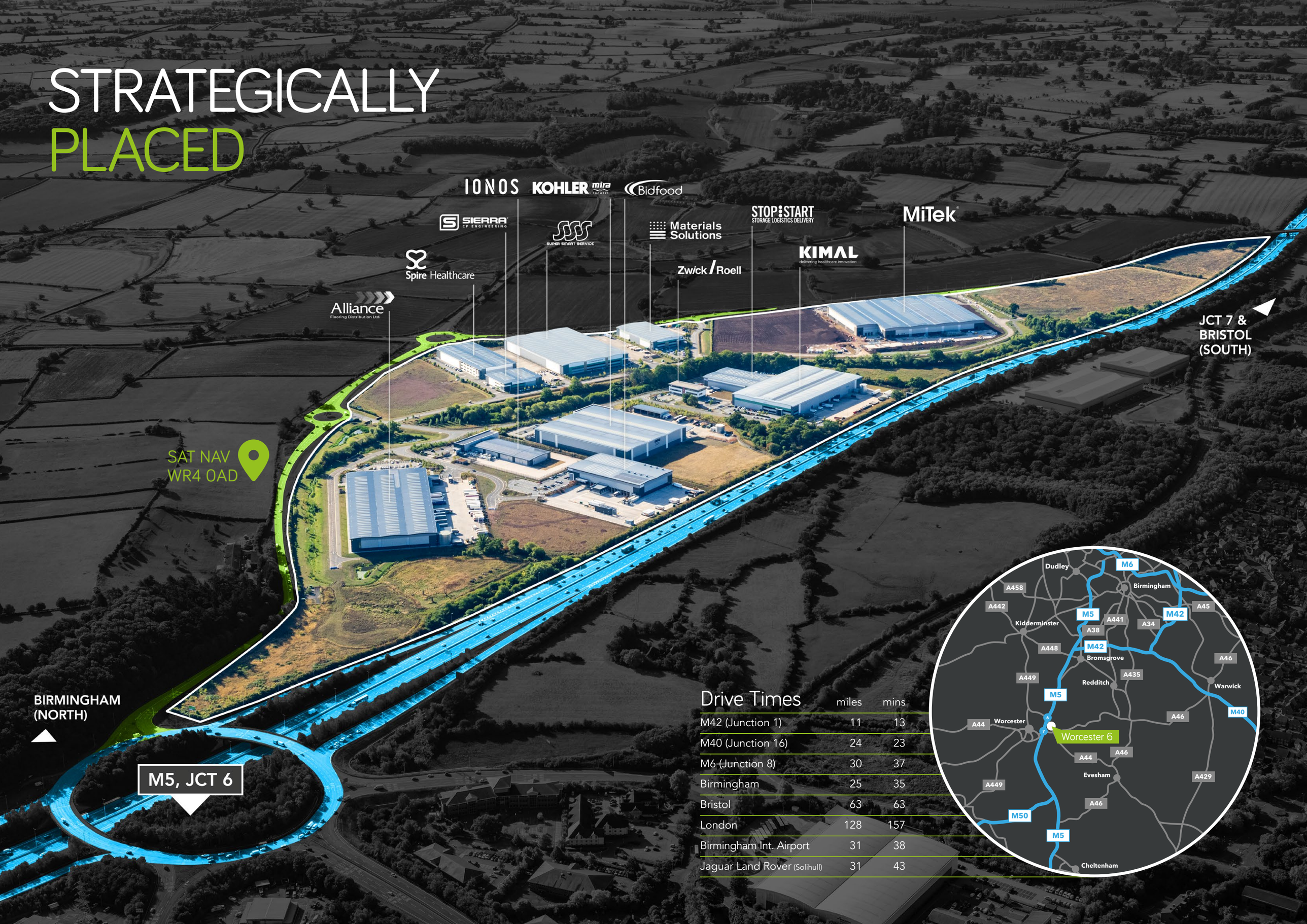
AN UNRIVALLED OPPORTUNITY

Overview

Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location. When complete, Worcester Six will provide over 2 million sq ft of employment floor space in a unique business environment and now benefits from over 1.2m sq ft having been delivered or committed across the scheme.

The quality of life in Worcestershire makes relocation very attractive with a rich historical and natural heritage, world-class sporting and cultural attractions and top performing schools.

STRATEGICALLY PLACED



Drive Times

	miles	mins
M42 (Junction 1)	11	13
M40 (Junction 16)	24	23
M6 (Junction 8)	30	37
Birmingham	25	35
Bristol	63	63
London	128	157
Birmingham Int. Airport	31	38
Jaguar Land Rover (Solihull)	31	43

SPECIFICATION

Build to suit units are available, tailored to your business needs, in a secure, managed and landscaped setting.

Outline planning consent has been granted for over 2 million sq ft of employment accommodation.

Detailed planning consent has been granted for a 37,975 sq ft standalone office building providing a flagship opportunity at the entrance to the scheme.

Phase 1A and 1B access roads are now complete, with two secure entrances in to the development.

Indicative building sizes are shown in green on the masterplan accommodation schedule, with bespoke development available on either a leasehold or freehold basis to suit.

SECURE CAMPUS

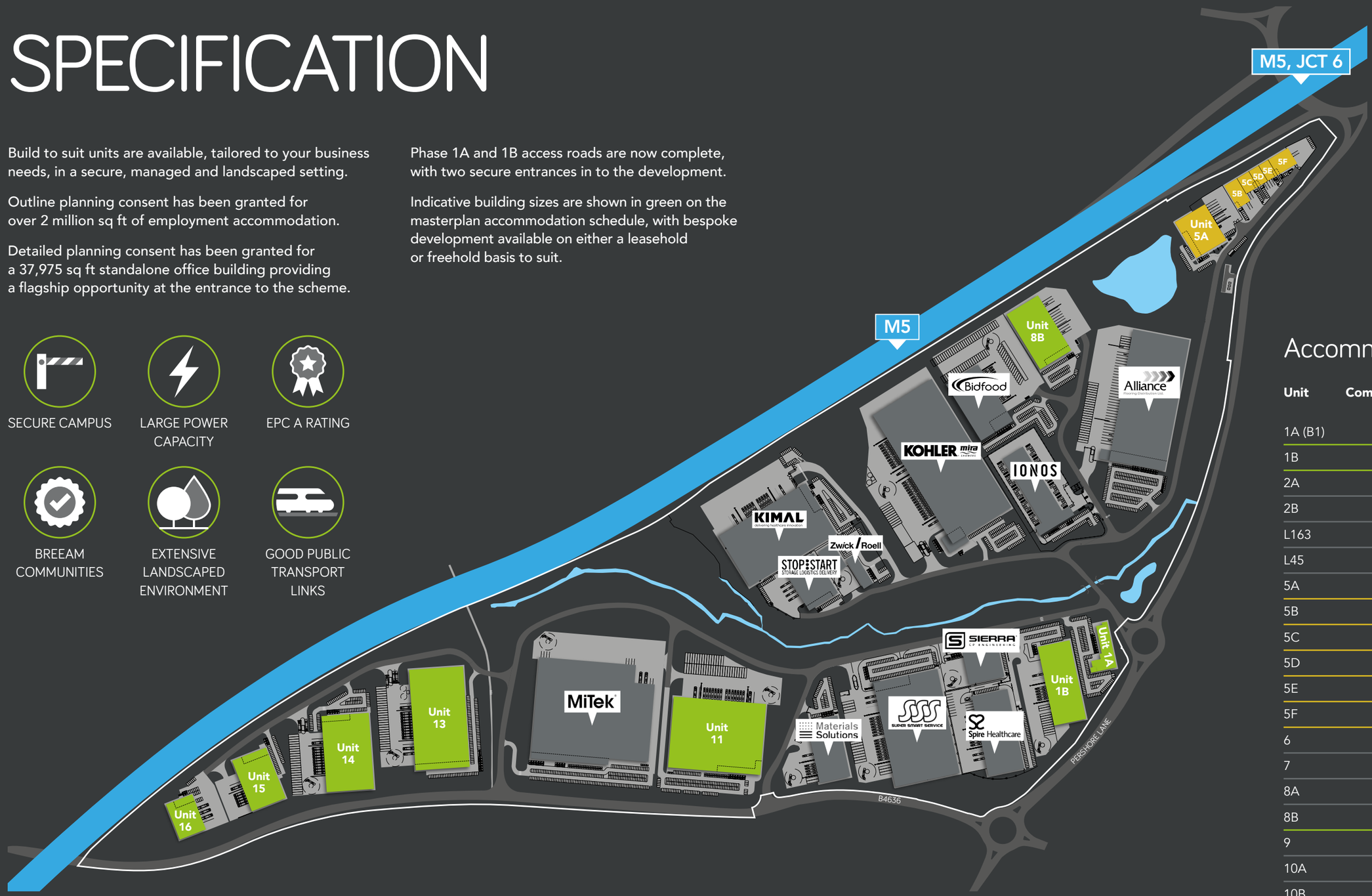
LARGE POWER CAPACITY

EPC A RATING

BREEAM COMMUNITIES

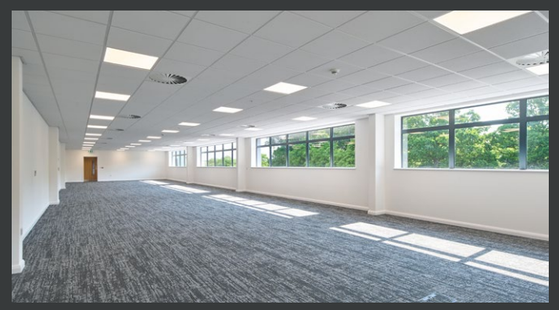
EXTENSIVE LANDSCAPED ENVIRONMENT

GOOD PUBLIC TRANSPORT LINKS



Accommodation

Unit	Commercial (sq ft)	Office (sq ft)	Total (sq ft)
1A (B1)	-	37,975	37,975
1B	56,400	-	56,400
2A			Sierra CP Engineering
2B			Spire Healthcare
L163			Super Smart Service
L45			Materials Solutions
5A	30,311	4,090	34,401
5B	-	-	9,450
5C	-	-	6,921
5D	-	-	5,532
5E	-	-	5,532
5F	-	-	11,141
6			IONOS
7			Alliance Flooring Distribution Ltd
8A			Bidfood
8B			62,431
9			Kohler Mira
10A			Kimal
10B			ZwickRoell
10C			Stop Start
11			154,264
12			MiTek
13	121,890	7,535	129,425
14	79,800	4,200	84,000
15	42,950	4,770	47,720
16	22,550	2,765	25,315
TOTAL			**2,011,265**



THE CAPITAL OF CONNECTIVITY

"As demand for offsite construction continues to grow, this building will provide the manufacturing capacity to support the continued growth of our customers across Europe, as well as providing spaces that inspire creativity, foster collaboration, and drive innovation."

James Morgan
Managing Director for MiTek's EMEA operations

Located at the heart of England, rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and an excellent transport infrastructure, Worcestershire is an excellent location for business.

Worcester has become a hub for both expanding and aspiring businesses looking to take advantage of the area's excellent transport connections and skilled labour force. Worcester is well served by the M5, M42 and M50 motorways which provide great access to the region's key business centres and beyond. Businesses in Worcester are equally well-served by excellent rail connections, with regular services to Birmingham, London Paddington, Bristol and Cardiff. The recent opening of Worcestershire Parkway, located 4.4 miles from Worcester Six provides access to London in under 2 hours. International visitors benefit from excellent links to Birmingham International Airport.

With particular strengths in advanced manufacturing, agri-tech and IT – including a burgeoning cyber security specialism – the County attracts both internationally recognised businesses, such as Komatsu, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, Brinton's Carpets and Morgan Motors, together with a vibrant and ever-growing base of smaller entrepreneurial and start-up companies. It is also rapidly establishing itself as the ideal location for corporate headquarters.

Yet the jewel in Worcestershire's crown has to be the quality of life the County can offer. With stunning scenery, rich heritage, top class sporting and cultural attractions, Worcestershire has it all.

More than 1 in 10 employees work within the manufacturing sector

More than 1 in 4 employees are classed as professionals

Proportionately more residents than regionally have NVQ level 4+ qualifications

£30m investment in transport over the last two years, with £67m committed for the next two financial years

House prices and affordability are below the national average in Worcester, Redditch and Wyre Forest

90% of schools within Worcestershire rated as 'good' or 'outstanding'

Wages are more competitive and are 7% below the national average

32% of the county's professionals are in science research, technology and engineering, more than both regionally or nationally.

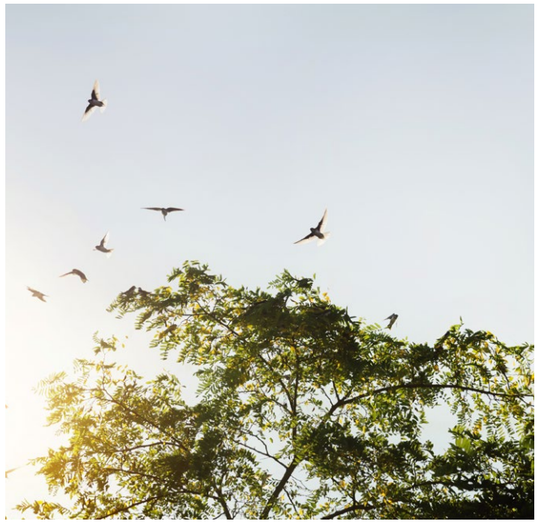
ECOLOGY & SUSTAINABILITY

Green Infrastructure

Worcester Six has been identified as an exemplar for outstanding performance, not just economically but also environmentally.

The site has excellent environmental credentials, with a central 'green spine' of ancient woodland and traditional floodplain meadows, and successful engagement with local experts throughout the masterplanning process has led to a cohesive and long-term Green Infrastructure Concept Plan. This includes:

- 40% Green Infrastructure apportionment (16.57 hectares).
- 3 hectares of new woodland and shrub planting.
- 527m species of poor hedgerow removed, replaced with new, species-rich hedgerow.
- 1.4 hectare marshy grassland to be created alongside the stream and flood alleviation pond.



Wet Grassland/Wildflower Meadows

With wet grassland and wildflower meadows in rapid decline, Worcester Six is committed to tackling this issue.

- A central 'green spine', including 5000m2 of wildflower seeding and native bulb planting.
- Full protection and ongoing long-term management of 0.8 hectares of wet grassland meadows.

Veteran Trees

Veteran trees are a rare and highly valuable biodiversity resource and an important part of our Green Infrastructure.

- Important nesting and roosting sites for bats and birds, as well as up to 280 different species of insects.
- Any veteran trees that couldn't remain in situ have been moved elsewhere within the site's 'green spine'.

Woodland

There are two parcels of ancient woodland within the Worcester Six site, which form a key part of the site's 'green spine'.

- 100% retention of two ancient woodland and species rich hedgerows.
- Planting of more than 250 new standard trees and 3000m of new hedgerow to help re-link these two ancient woodland sites.

Swifts

The swift is a summer visitor, arriving back in the UK to the same nest every year.

- Two wildlife structures on site, including one designed specifically for swifts.
- Commitment to establishing a swift population for future generations to enjoy their iconic summer calls.

STOFORD

www.stoford.com

ABOUT THE DEVELOPER

We are proud to have been trusted to develop for some of the UK's largest financial institutions and occupiers such as Standard Life, Axa, LaSalle, BlackRock, GE, Severn Trent Water, Npower, Admiral Insurance, Tesco and The Co-operative, together with Government Departments such as HMRC, DSA, DEFRA and The Home Office.

Stoford is a privately owned company with all the shareholders fully employed by the business. Our in depth understanding and experience of business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive.

What if we told you we are committed to lowering our carbon footprint each year

Our commitment as a sustainable business

Our approach to sustainability is to understand the needs of a particular project, the context it sits within and then to procure sustainable solutions by working hand in hand with our occupiers, landowners and investors.

We offer tailored solutions to satisfy all types of development and business requirements, and for any type of business. Whether that be PV panels to help produce onsite energy solutions, or developing a building that promotes sustainable transport means for your employees. At Stoford we don't just offer options as an afterthought, it is embedded in all our correspondence from the beginning of all our relationships. As an open book business, we believe that what sets us apart from most other commercial property development companies is our commitment to understand your needs, the environment, and our impact on the world we live in.

We know that sustainability is not just about the developments we undertake, it is important that our commitment to the environment is reflected in how and where we work.

9,400,000 sq ft of BREEAM Exemplar developments to date

STOFORD

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Working together with

Worcestershire Local Enterprise Partnership
WYCHAVON DISTRICT COUNCIL good services, good value
worcestershire county council
Worcester CITY COUNCIL

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