BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

UNIT D2 | 57,980 SQ FT

CHATTERLEY PARK

TO LET | Q2 2027

- UNDER CONSTRUCTION - AVAILABLE Q2 2027
- 0.8 MVA POWER
- DIRECT ACCESS TO A500 / M6 J16



A500 / M6 J16

Peacock Hay Road, Stoke-on-Trent, Staffordshire ST7 1UN

///SCULPTURE.DIVISIONS.ENHANCEMENT

Harworth

CHATTERLEY PARK

The 106-acre Chatterley Park site is adjacent to the A500, in close proximity to Junction 16 of the M6.

Chatterley Park will drive economic growth in Stoke-on-Trent and Staffordshire. Reinforcing the areas reputation as a logistics hub and a centre of manufacturing excellence.

Once completed, the 1.2 million sq ft development is expected to support 1,700 jobs, providing a significant boost to economic activity, skills and job density in the local area.

- Design and build opportunities from 25,000 to 518,000 sq ft
- Up to 40m building height available on plots A & B
- 15 MVA power secured site wide. Further capacity available
- Direct access to J16 M6 via A500
- Well located to service the major markets of the Midlands, North West, and Wales
- Strong labour availability with extremely competitive costs
- Buildings will be developed to a high environmental specification
- Targeted BREEAM Excellent and EPC Rating A, maximising opportunities for the buildings to be Net Zero Carbon in Operation




M6
SOUTH TO BIRMINGHAM
J16
NORTH TO MANCHESTER
A500
A34
NEWCASTLE-UNDER-LYME
CHATTERLEY PARK
A500
STOKE-ON-TRENT & EAST MIDLANDS
A527
CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN

Plot D2 57,980 SQ FT

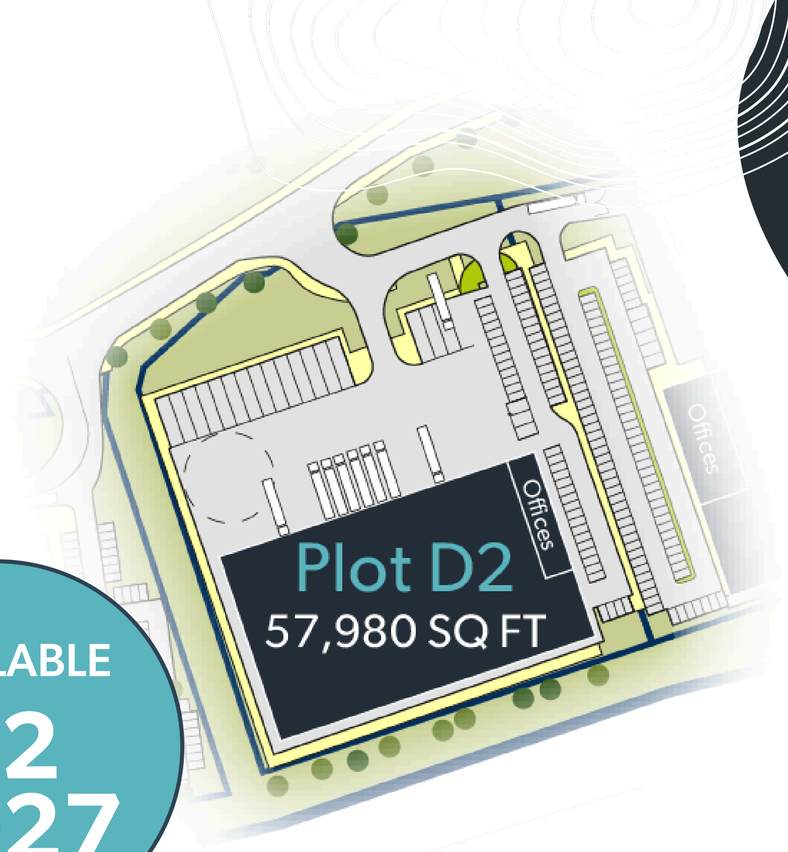
Plot D2 is a speculative build opportunity for industrial and logistics occupiers looking for grade-A space. Construction of the unit started in September 2026 and the building will be available for occupation in Q2 2027.

Indicative accommodation	sq ft	sq m
Warehouse	55,218	5,130
First floor offices	2,762	257
Total GIA	**57,980**	**5,387**



Indicative CGI of Plot D2

N



AVAILABLE
Q2
2027

12.5m clear height

6 Dock level loading doors

2 access doors

50m secure service yard

54 Car parking spaces

18 Trailer parking spaces

0.8 MVA Power

Take a closer look
CAT A Building Specification

Building & Structure

- 12.5M CLEAR INTERNAL HEIGHT
- HIGH-PERFORMANCE INSULATED BUILDING ENVELOPE
- MINIMUM 15% WAREHOUSE ROOFLIGHTS
- DESIGNED TO ACHIEVE BREEAM EXCELLENT AND EPC A

Warehouse Performance

- 50 KN/M² WAREHOUSE FLOOR LOADING
- SIX DOCK-LEVEL LOADING DOORS
- SMART LED WAREHOUSE LIGHTING
- DAYLIGHT PANELS ABOVE LOADING DOORS

Office & Workplace

- HIGH-QUALITY FITTED OFFICE ACCOMMODATION
- GROUND-FLOOR RECEPTION WITH LIFT ACCESS
- AIR-SOURCE HEAT PUMP HEATING AND MECHANICAL VENTILATION
- ENHANCED KITCHEN, WELFARE AND ACCESSIBLE WC FACILITIES

Site Infrastructure

- ENHANCED AMENITY AREA WITH GABIONS, LANDSCAPING, HIGH QUALITY FURTNITURE
- MEP TO WAREHOUSE – BASIC EMERGENCY LIGHTING AND POWER TO DOCK DOORS
- 2.2M PALADIN FENCE TO THE PERIMETER OF THE PLOT
- ALLOWANCE FOR GATEHOUSE
- 4 NO. SUBSTATIONS AT EACH CORNER OF THE UNIT PROVIDING 6MVA

Parking & Transport

- 54 CAR PARKING SPACES
- EV CHARGING TO 25 PARKING BAYS

CAT A
BUILDING SPECIFICATION AND OFFICES

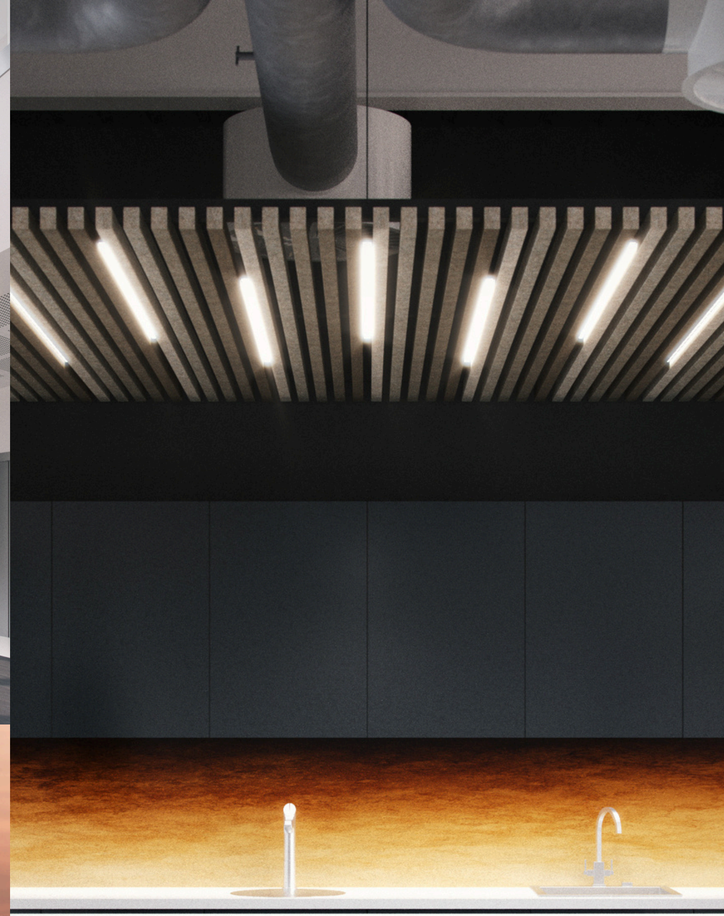
12.5m
CLEAR HEIGHT

6
DOCK DOORS

0.8 MVA
POWER







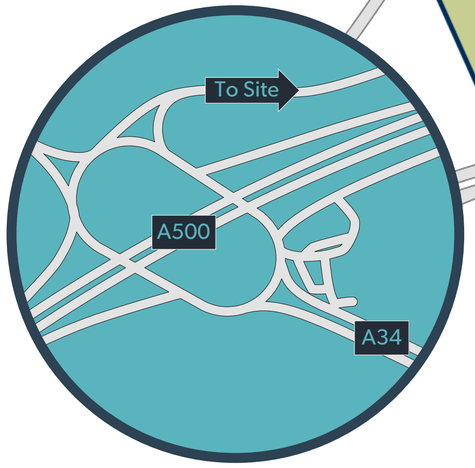


Indicative CGI

CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN

Master Plan





Master Plan is indicative.

Up to 40m building height available on plots A & B

15 MVA power secured site wide. Further capacity available

Up to 50kN/M² floor loading

Open plan offices

20% EV charging points

Target BREEAM rating of 'Excellent'

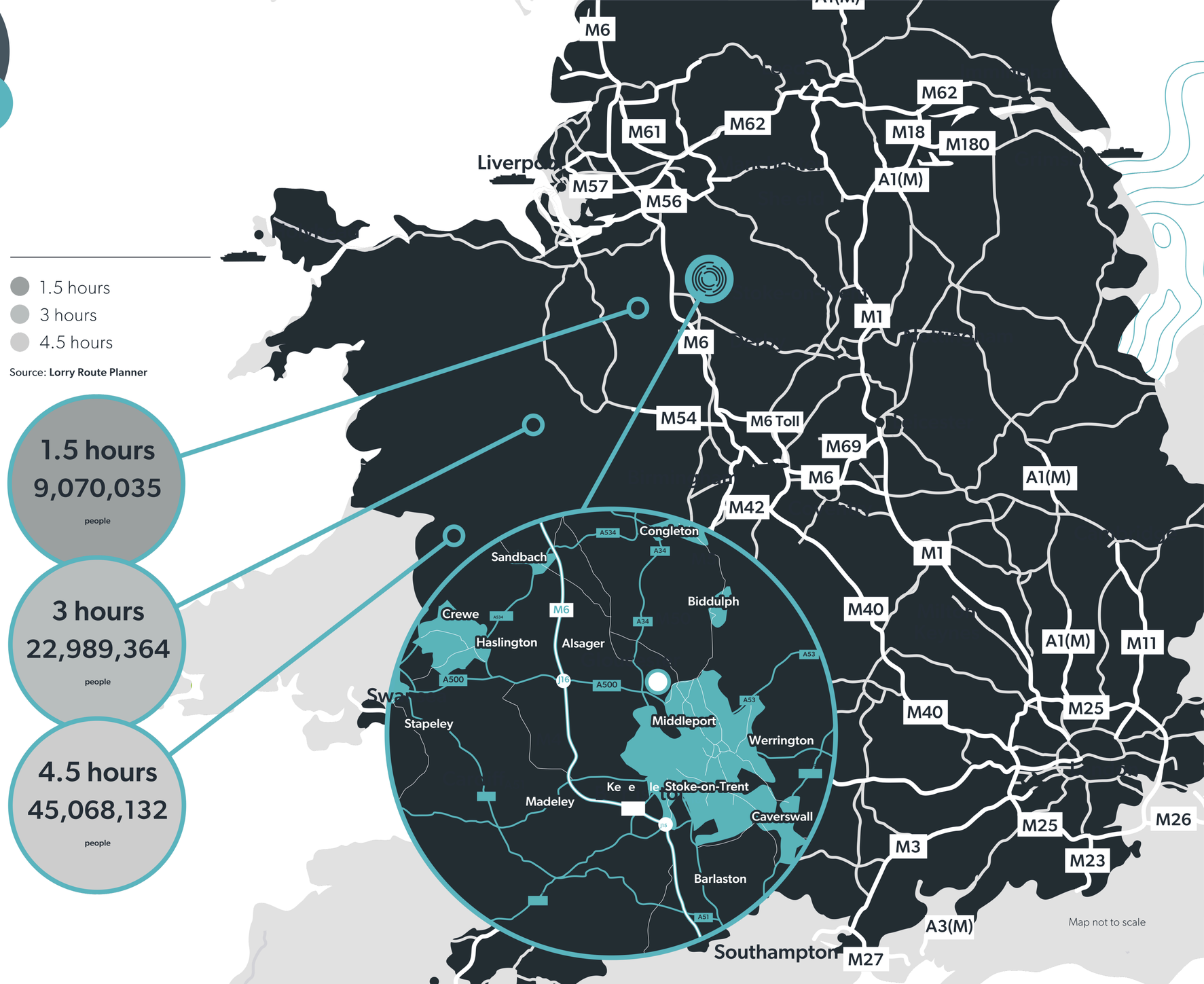
Target EPC Rating of 'A'

Location

Primed for regional and national reach

	Minutes	Miles
Major Routes		
A500	Direct Access	
M6 J16	8	6
M6 J21A /M62	55	37
M1 J24A	83	56
Towns and cities		
Stoke-on-Trent	10	6
Stafford	33	22
Derby	55	43
Manchester	60	41
Birmingham	60	51
Sea Ports		
Liverpool	88	59
Airports		
Manchester	42	28
Birmingham	65	60
East Midlands	76	51

CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN



People to power your business

Highly competitive labour costs and a skilled workforce in aligned trades

£565.70 gross weekly pay in Newcastle-Under-Lyme
(Ave. £640.00 UK)

26,000 employed in distribution In the local area
(7.5% vs 5.1% UK)

6.7m people economically active in the West Midlands and North West

38,500 employed in manufacturing
(10.1% vs 8% UK)

NOMIS July 2023

A highly attractive region for business, see the **"We are Staffordshire"** website for further details:

Work here - A place to prosper

Live here - A place to prosper



CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN

A500 / M6 J16
PeacockHay Road, Stoke-on-Trent,
Staffordshire ST7 1UN

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Harworth is committed to sustainable regeneration and we are delighted to invest into Chatterley Park. The strategic location can serve the North West, East and West Midlands and will drive significant economic growth. It provides the perfect platform to drive successful business growth.

harworthgroup.com

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Staffordshire County Council

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NEWCASTLE UNDER LYME BOROUGH COUNCIL

Harworth