

BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

UNIT D1 - 76,000 SQ FT

FOR SALE / TO LET

- ⦿ DIRECT ACCESS TO A500 / M6 J16
- ⦿ BUILDING FOR A SUSTAINABLE FUTURE
- ⦿ AVAILABLE Q4 2025



CHATTERLEY
PARK



A500 / M6 J16

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

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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
- 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



SOUTH TO BIRMINGHAM

M6

J16

NORTH TO MANCHESTER

A500

A34



A500

NEWCASTLE-UNDER-LYME

STOKE-ON-TRENT & EAST MIDLANDS

A527

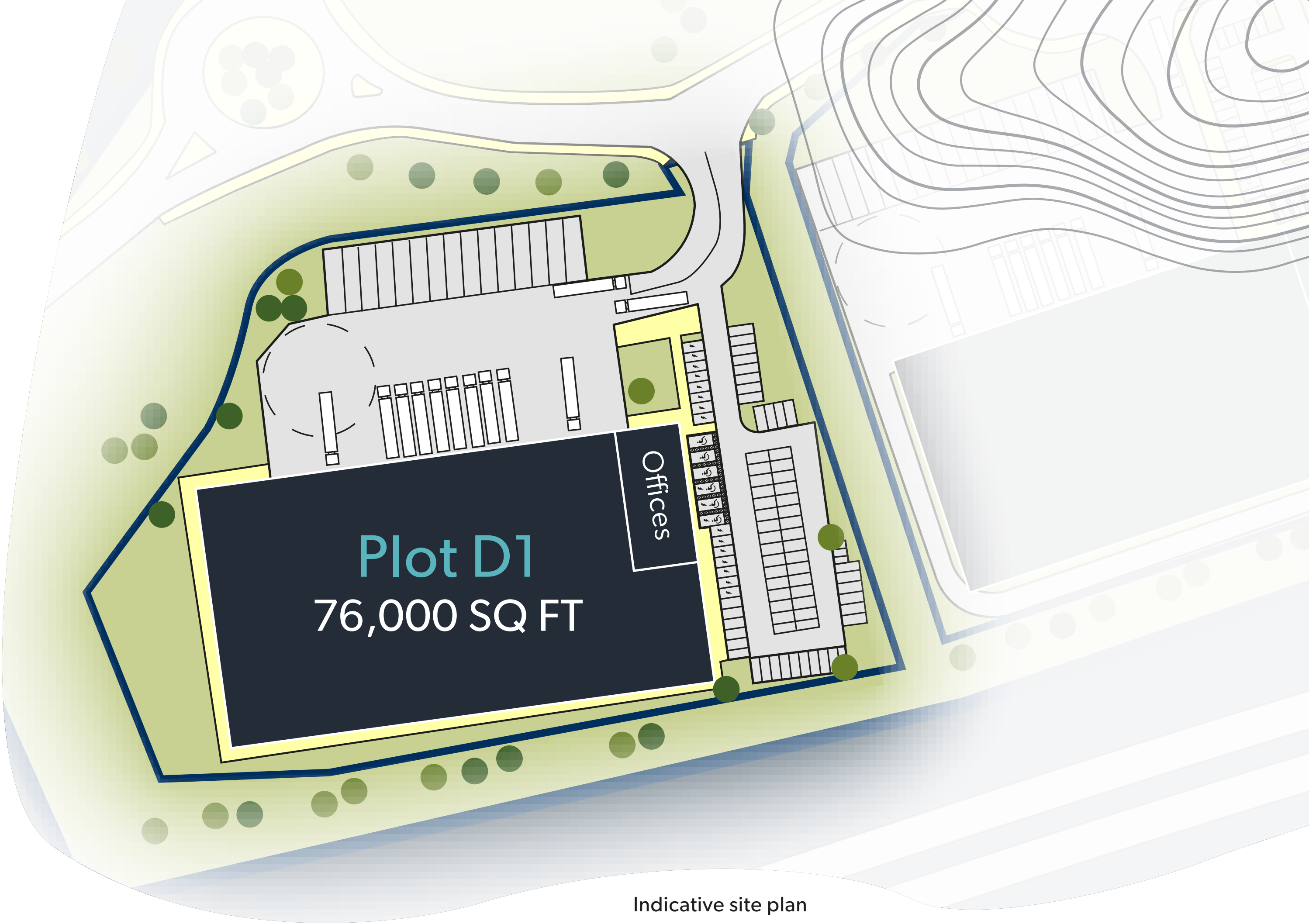
CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN

Plot D1 76,000 SQ FT

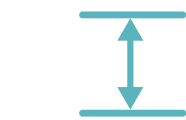
Plot D1 is ideal for industrial and logistics occupiers looking for strategically located high quality space.

Built to a grade-A specification, the unit will benefit from a separate secure goods yard and parking, dock and level access doors, plus generous first floor fitted offices.

Indicative accommodation	sq ft	sq m
Warehouse	72,000	6,708
First floor offices	3,800	353
Total GIA	76,000	7,061



Indicative site plan



12.5m
clear height



4 dock level
loading doors



2 level
access doors



50m secure
service yard



88 Car
parking spaces



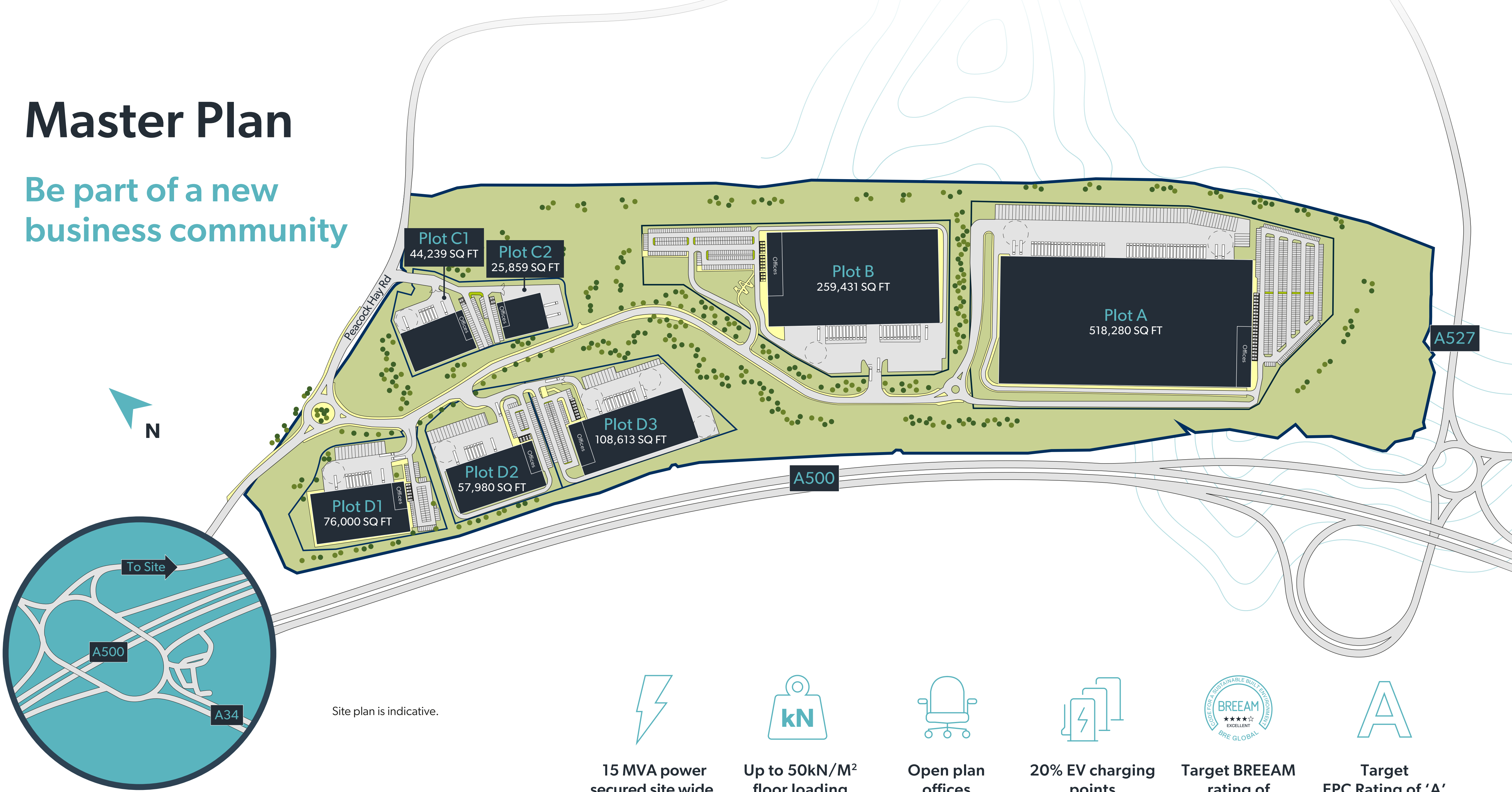
15 Trailer
parking spaces



1 MVA
available
power

Master Plan

Be part of a new business community



Site plan is indicative.



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'

People to power your business

Highly competitive labour costs and a skilled workforce in aligned trades



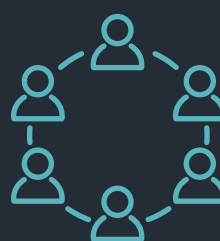
£565.70 gross weekly pay in Newcastle-Under-Lyme (Ave. £640.00 UK)



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:



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Approximately 3.2 million people within a 45 minute commute of the site.



Take a closer look

Warehouse

- Unrestricted development height
- Dock level loading doors
- Level access doors
- FM2 category floor
- Up to 50 kN/m² floor loading

External

- 24/7 access
- Up to 60m deep service yards
- Secure site
- Car parking spaces
- 20% EV charging points
- Ducts to 100% of parking spaces
- Enhanced landscaping and walking routes

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Offices

- Ground floor reception with lift
- Fitted out offices
- Mechanically ventilated system
- Suspended ceilings
- Enhanced kitchen and WC areas



Indicative CGI



Sustainability

Every Harworth build performs beyond statutory efficiency and consumption requirements.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.



Target BREEAM
'Excellent'



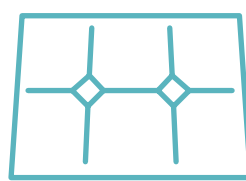
Target Net Zero



Target EPC A



Air source
heat pumps



PV panels



LED lighting



Ready for net zero carbon in operation,
contributing to your net zero journey



Enhanced building fabric to exceed Building
Regulations for energy efficiency



Roof mounted photovoltaic array providing
up to 100% power to the office space



Building structure ready to accommodate
photovoltaic array up to 60% of roof area



15% roof lights, reducing daytime lighting
energy costs



LED lighting as standard to minimise energy
usage and reduce emissions



High efficiency Air Source Heat Pumps
(ASHP) heating and cooling the offices



Water conserving sanitaryware



Water leak detection to save water costs via
pipe bursts



Sustainable drainage to manage water
quality and protect local watercourses



EV chargers to 20% of spaces with capacity
for additional chargers to be installed



Ducts to 100% of parking spaces



Use of locally sourced recycled and natural
products where possible



Construction waste minimised by recycling,
reducing road miles and land fill

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

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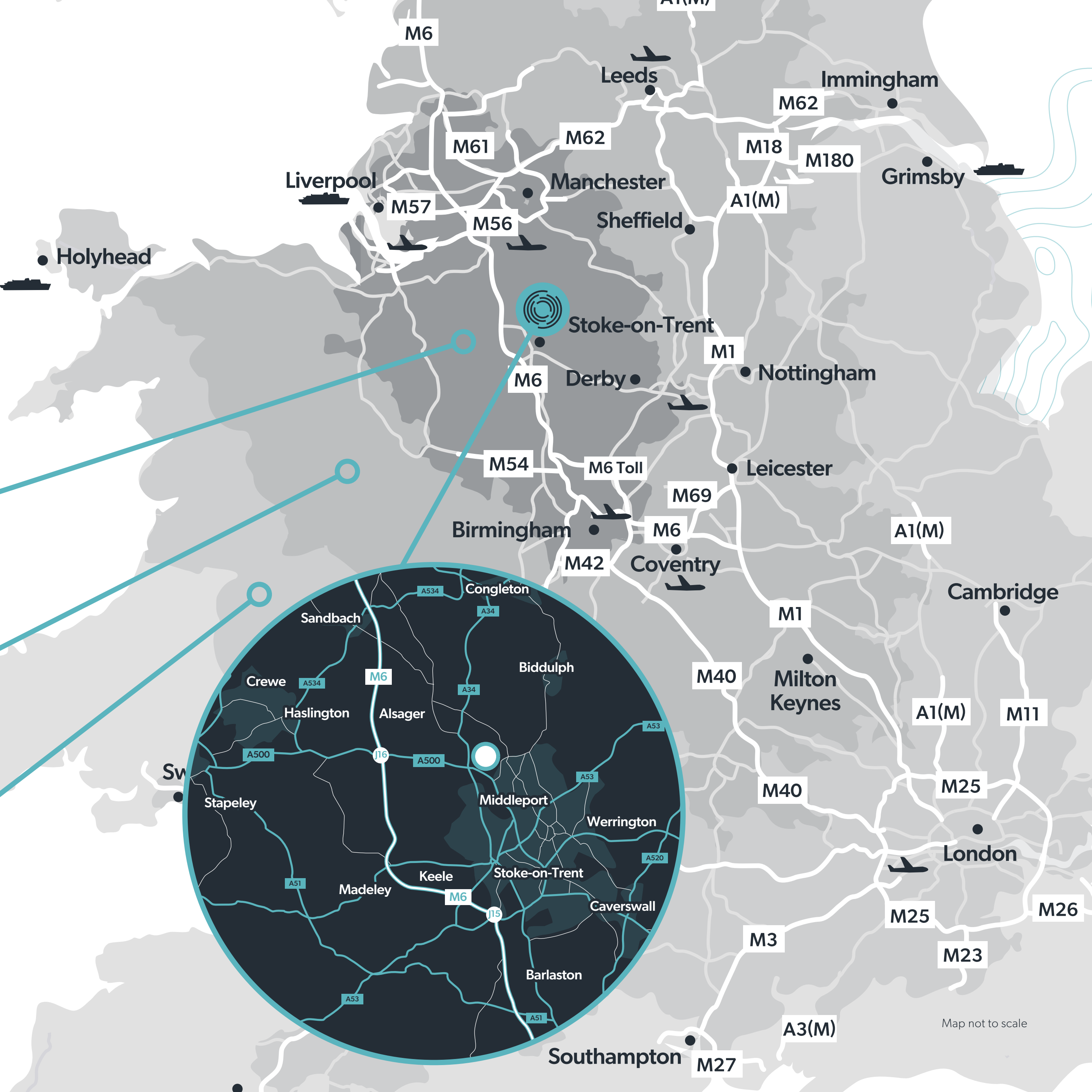
- 1.5 hours
- 3 hours
- 4.5 hours

Source: Lorry Route Planner

1.5 hours
drive time
9,070,035
people

3 hours
drive time
22,989,364
people

4.5 hours
drive time
45,068,132
people



About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 14,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: [harworthgroup.com](https://www.harworthgroup.com)

c14,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.8BN

POTENTIAL
GVA UPLIFT

37.7M

SQ FT OF
POTENTIAL
I&L SPACE



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Staffordshire ST7 1UN

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For further information, please contact:



GEMMA BLACKER
gblacker@harworthgroup.com
+44 7729 095 290



MARK NICHOLSON
mnicholson@harworthgroup.com
+44 7521 777 171

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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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Rob Taylor
rob.p.taylor@cushwake.com
+44 7825 193 365

David Binks
david.binks@eur.cushwake.com
+44 7973 940 515

Dominic Towler
dominic.towler@cushwake.com
+44 7387 259 958



Richard Johnson
richard.johnson@jll.com
+44 7980 837 328

Carl Durrant
carl.durrant@jll.com
+44 7971 404 655

Steven Jagers
steven.jagers@jll.com
+44 7837 995 259



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