

Shropshire's

Premier Commercial Business Park



New build and
build to suit opportunities
From 1,850 ft² to 175,000 ft²
Flexible commercial space

Oteley Road, Shrewsbury,
Shropshire. SY2 6QW
[///start.vibes.glory](http://start.vibes.glory)

A DEVELOPMENT BY

MORRIS
PROPERTY

THE OPPORTUNITY

- Grade A warehouse and distribution facilities
- Excellent connectivity
- Build to suit opportunities
- Spec new builds available from 2024

ZONE 1 (Available 2024)

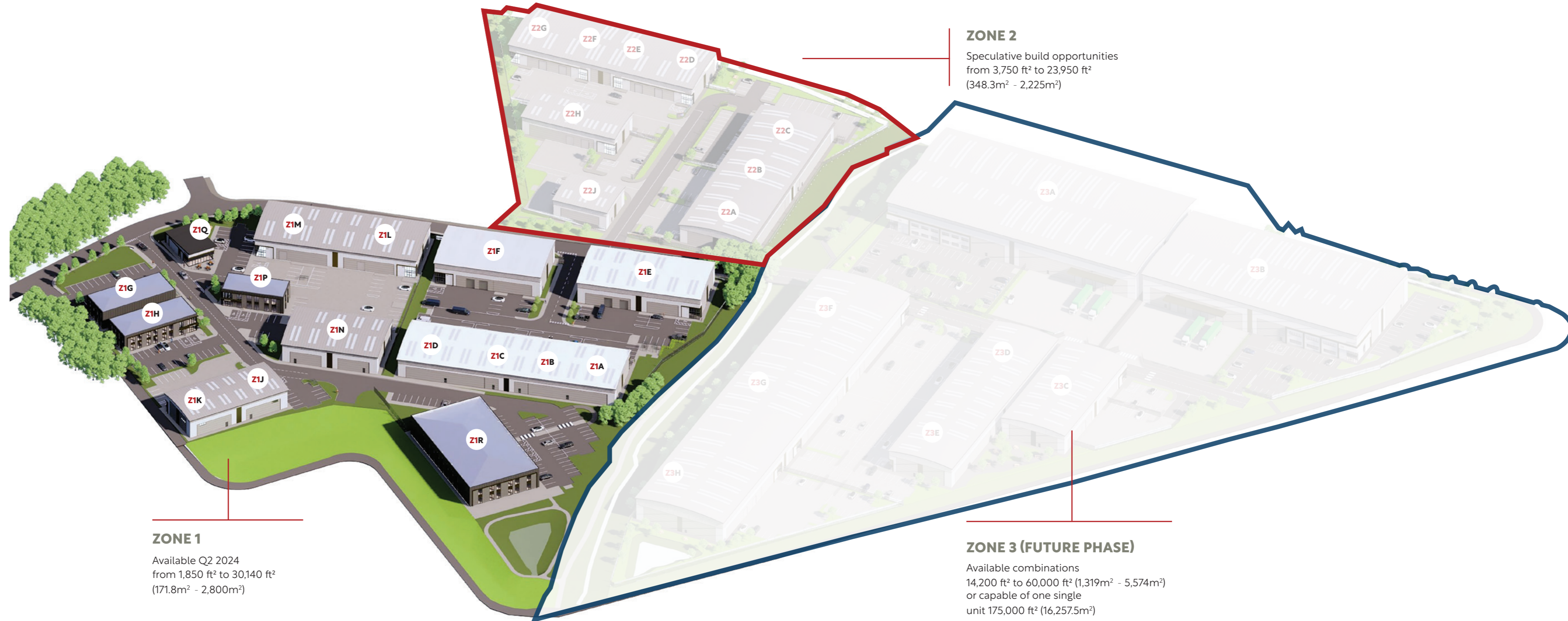
Z1A-D	5,220ft ² - 20,880ft ²	484.9m ² - 1,939.7m ²
Z1E	11,625ft ²	1,080m ²
Z1F	10,000ft ²	929m ²
Z1G	7,750ft ²	720m ²
Z1H	7,750ft ²	720m ²
Z1J-K	3,982ft ² - 7,964ft ²	3,69.9m ² - 739.8m ²
Z1L-M	14,995ft ²	1,393m ²
Z1N	10,000ft ²	929m ²
Z1P	4,960ft ²	460m ²
Z1Q	1,850ft ²	171.8m ²
Z1R	30,140ft ²	2800m ²

ZONE 2 (Speculative Build Opportunities)

Z2A-C	6,975 ft ² - 23,950 ft ²	648m ² - 2,225m ²
Z2D-G	5,000 ft ² - 20,000 ft ²	464.5m ² - 1,858m ²
Z2H	6,750 ft ²	627m ²
Z2J	3,750 ft ²	348.3m ²

ZONE 3 (Future Phase)

Z3A	55,000 ft ²	5,109.5m ²
Z3B	40,000 ft ²	3,716m ²
Z3C	14,200 ft ²	1,319m ²
Z3D-E	25,000 ft ²	2,322.5m ²
Z3F-H	20,000 ft ² - 60,000 ft ²	1,858m ² - 5,574m ²



ZONE 2

Speculative build opportunities
from 3,750 ft² to 23,950 ft²
(348.3m² - 2,225m²)

ZONE 1

Available Q2 2024
from 1,850 ft² to 30,140 ft²
(171.8m² - 2,800m²)

ZONE 3 (FUTURE PHASE)

Available combinations
14,200 ft² to 60,000 ft² (1,319m² - 5,574m²)
or capable of one single
unit 175,000 ft² (16,257.5m²)

DISTRIBUTION WAREHOUSE



BOLD BUILDS FOR AMBITIOUS BUSINESSES



LOCATION

Easy access to the A5 Shrewsbury By Pass
South side of Shrewsbury with
great connectivity to Telford and the
West Midlands conurbation



DELIVERABILITY

Speculative and bespoke units available.
Morris Property Quality Build Collaborative approach.
Construction period between 6-9 months.



ESG CREDENTIALS

Delivering environmental benefits and
infrastructure to meet the demands
of the 21st Century occupier



AMENITIES

Excellent welfare, inside and out
Footpath network through the scheme
Landscaped breakout areas



ACCESSIBILITY

Good links to the motorway network
Excellent public transport links
Controlled parking on site



RESERVATIONS

Pre-lets or Forward Sales available now.
Reserve your unit today.
www.stadiumpoint.co.uk



THE ULTIMATE LOCATION



	Miles	HGV Drive time
Junction 10a M6 motorway	35	42 minutes
Telford	15	18 minutes
Wolverhampton	34	40 minutes
Birmingham	48	57 minutes
Manchester	84	1 hour, 40 minutes
Wrexham	31	37 minutes
Chester	44	52 minutes
Nottingham	86	1 hour, 43 minutes

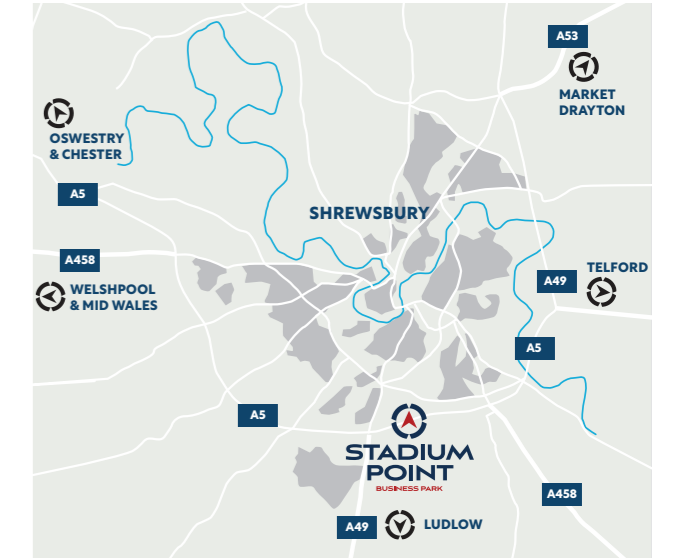


Birmingham Airport	58	1 hour, 9 minutes
Manchester Airport	76	1 hour, 31 minutes
East Midlands Airport	76	1 hour, 31 minutes
Liverpool Airport	67	1 hour, 20 minutes



Port of Holyhead	121	2 hours, 25 minutes
Port of Liverpool	64	1 hour, 16 minutes
Port of Felixstowe	208	4 hours, 9 minutes
Port of Bristol	129	2 hours, 34 minutes

These are approximate times and distances quoted.



325,415
people living in Shropshire

142,900
in work

39%
educated to degree level

39.3%
highly-skilled

469,000
people within 45-minute drive

Source: Shropshire Council 2023

OFFICES



Indicative CGI









MEETING YOUR BUSINESS NEEDS



Our units will benefit from a high standard specification, prioritising energy efficiency and reducing operating costs:

- Target EPC Rating A
- EV charging points based on 20% of parking available for each unit
- 15% roof lights to all warehousing
- Roof designed to accommodate PV panels
- Glazing with excellent thermal performance, optimum reflectance to minimise solar gain
- 50kn/m² floor loading
- Internal and external high efficiency LED lighting with daylight sensors and auto dimming
- Bike shelters
- Bin stores sufficient to accommodate recycling waste facilities
- Secure fenced yards

TYPICAL BUILDING SPECIFICATION

 <p>Flexible eaves height ranging from 8m to 12m clear internal height</p>	 <p>Good yard facilities</p>	 <p>Floor loading 50 kn/m²</p>	 <p>Planning consent for B1, B2 and B8 uses</p>
 <p>Electric roller shutter doors</p>	 <p>Quality build EPC target A for all industrial buildings</p>	 <p>Power solutions available for high utility occupiers</p>	 <p>Units can be delivered quickly within approx 5-6 months*, post signing of commercial terms <small>*to shell only</small></p>

ECONOMIC OPPORTUNITY

As a county, Shropshire is innovative, creative and ambitious.

Shropshire Council is working with major stakeholders and business communities to help deliver opportunities. Their inward investment team assists in delivering major projects for the county and are able to support with:



Skills sourcing



Training advice



Sourcing finance



Supporting business expansion

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 678 9044.



FOOD HUB



Indicative CGI

TERMS

The units are available on either a long leasehold or leasehold basis on terms to be agreed.

VAT will be payable where applicable.

EPCs will be available post completion.

CONTACT



For further information on pre-lets and reservations or to arrange a site inspection please contact:

Toby Shaw

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Mobile: 07967 721745

Email: toby.shaw@tsrsurveyors.co.uk

Conditions under which particulars are issued:

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