



Beacon  
Business Park  
Stafford

# Beacon Business Park Beacon Development Zone

Weston Road, Stafford, ST18 0WL



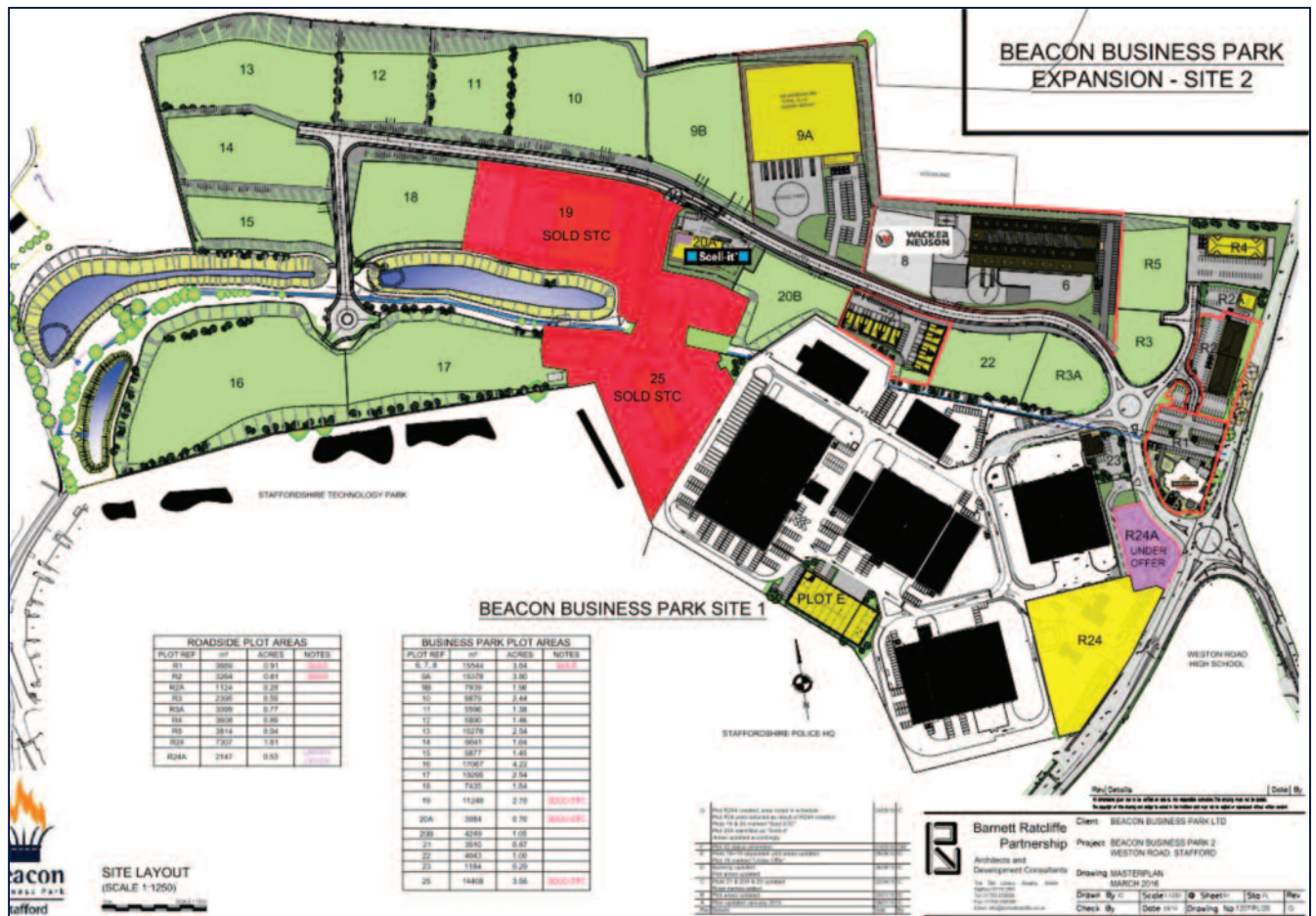
## Industrial development land

43 acres mixed use scheme

B1 & B2 Industrial | B8 Storage & distribution

Part of a 50 Acre extension

# Beacon Development Zone Site master plan



Beacon Development Zone extends the highly successful Beacon Business Park by a further 50 acres.

Planning has been granted on the extension for employment use.

On the main road frontage site to the A518, a new major junction with improved access has been completed.

## Planning uses

Subject to planning consent from Stafford Borough Council, uses include:

- B1 (C) Light Industrial - 38,000 sqm (409,032 sq ft) gross floor space
- B2 General Industrial - 18,500 sqm (199,134 sq ft) gross floor space
- B8 Storage & Distribution - 11,000 sqm (118,404 sq ft) gross floor space

## Occupational terms

The plots are either for sale, or to lease on 15 to 25 year terms. Design and build packages are available from the developer to provide individual units from 1,000 sq ft to 150,000 sq ft.

## Rent / price

Rent and prices payable at Beacon Business Park are dependent upon the general lease or purchase terms agreed.

## VAT

The rent and purchase price payable are both subject to VAT in addition.

# Local economic activity

The A 518 is the main route out of Stafford to the north. There are a number of major employers in this area which are under-served with regard to leisure and retail facilities.

These include:

- MOD
- Staffordshire University
- Staffordshire Police HQ
- Staffordshire Hospital & nursing school
- Technology Park
- Weston Road High School.

Beacon Business Park and Beacon Development Zone are situated in the heart of a number of key economic developments to the North of Stafford.

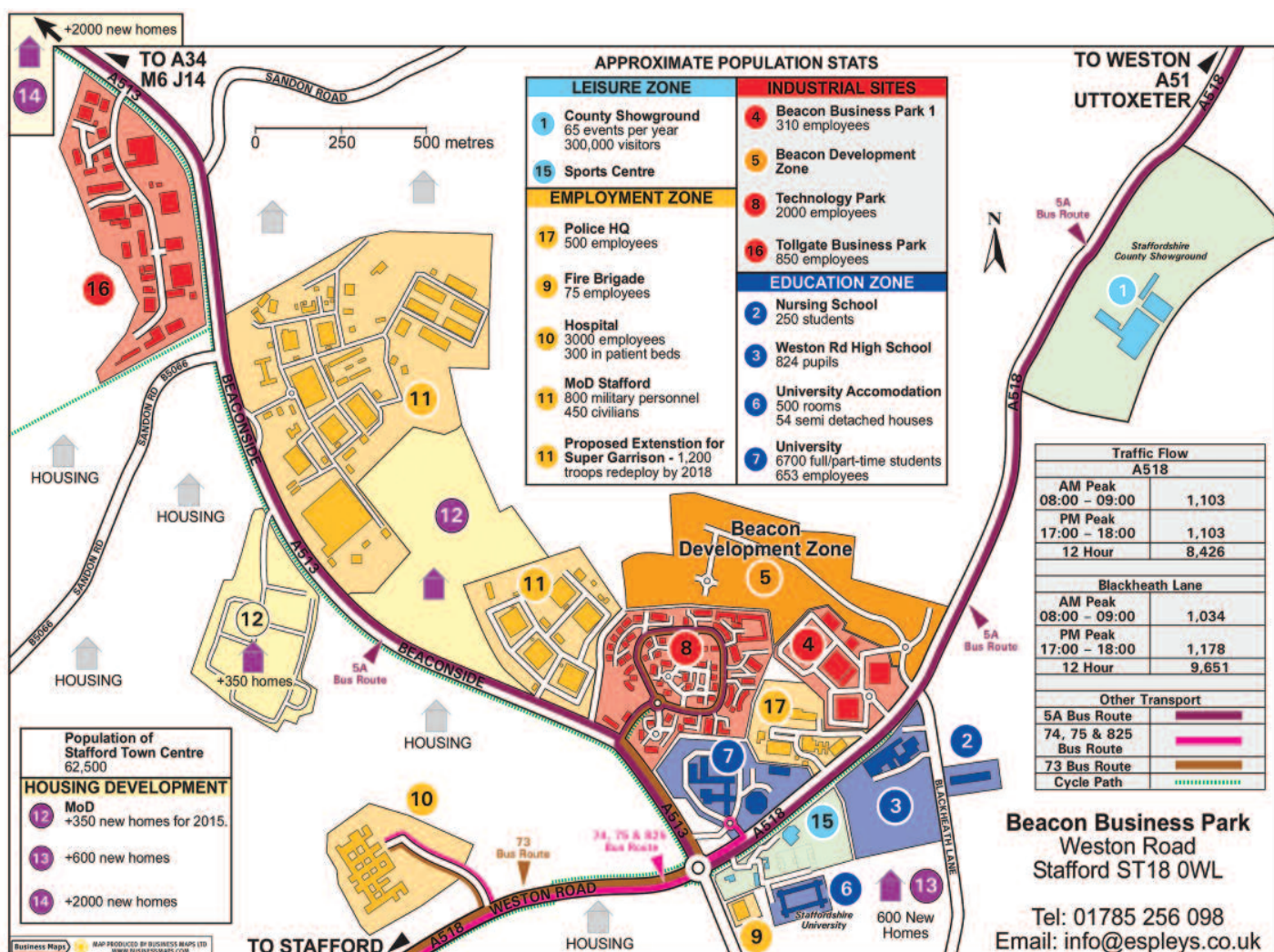
## MoD relocation

Most notably, within a couple of miles, the proposed development of an MOD Super Garrison (Project Borona) will bring around 1,200 personnel and their families to Stafford between 2015 and 2018.

## 3,000 new homes

350 homes are to be built on nearby MOD land to accommodate troops returning from Germany.

A further 2,600 new homes are planned to the north of Stafford, within easy access of the Beacon Development Zone.

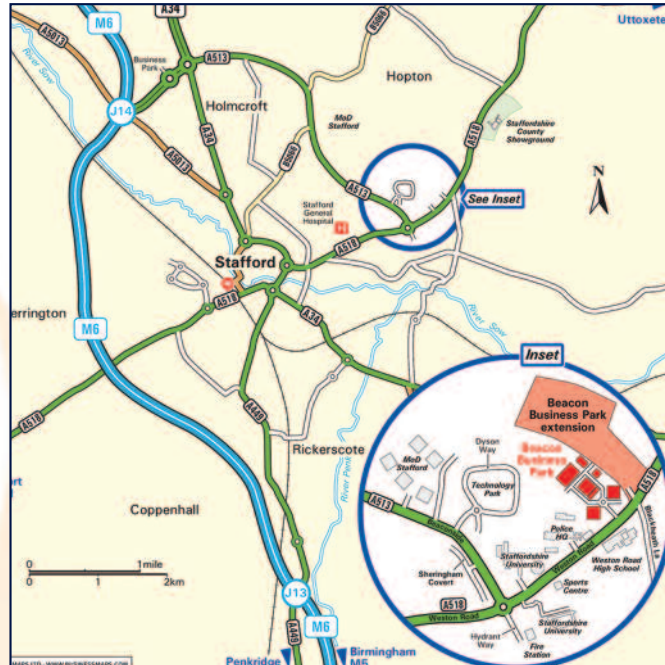


## Location

Beacon Business Park is situated in the heart of Staffordshire, UK. Its prime location is just 4.5 miles from the M6 via Junction 13 or 14.

The park is within one hour's drive of four regional airports:

Birmingham Airport	39 miles
Manchester Airport	55 miles
Liverpool Airport	66 miles
East Midlands Airport	43 miles



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