



# Beacon Business Park Beacon Development Zone

Weston Road, Stafford, ST18 0WL



## Prominent frontage to A518

2.8 hectares (7 acres) mixed use scheme  
Hotel | Restaurant | Retail | Trade Counter

Part of a 50 Acre extension

# Beacon Development Zone

## Indicative roadside 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.

These key roadside plots (with the front plot already sold to Marston's for a new Public House) offer the opportunity for roadside based users in a range of plot sizes from 0.3 acres upwards.

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

- Retail
- Restaurant
- Hotel
- Nursery
- Medical and healthcare
- Self-storage
- Trade park use
- Garage showroom.

### Occupational terms

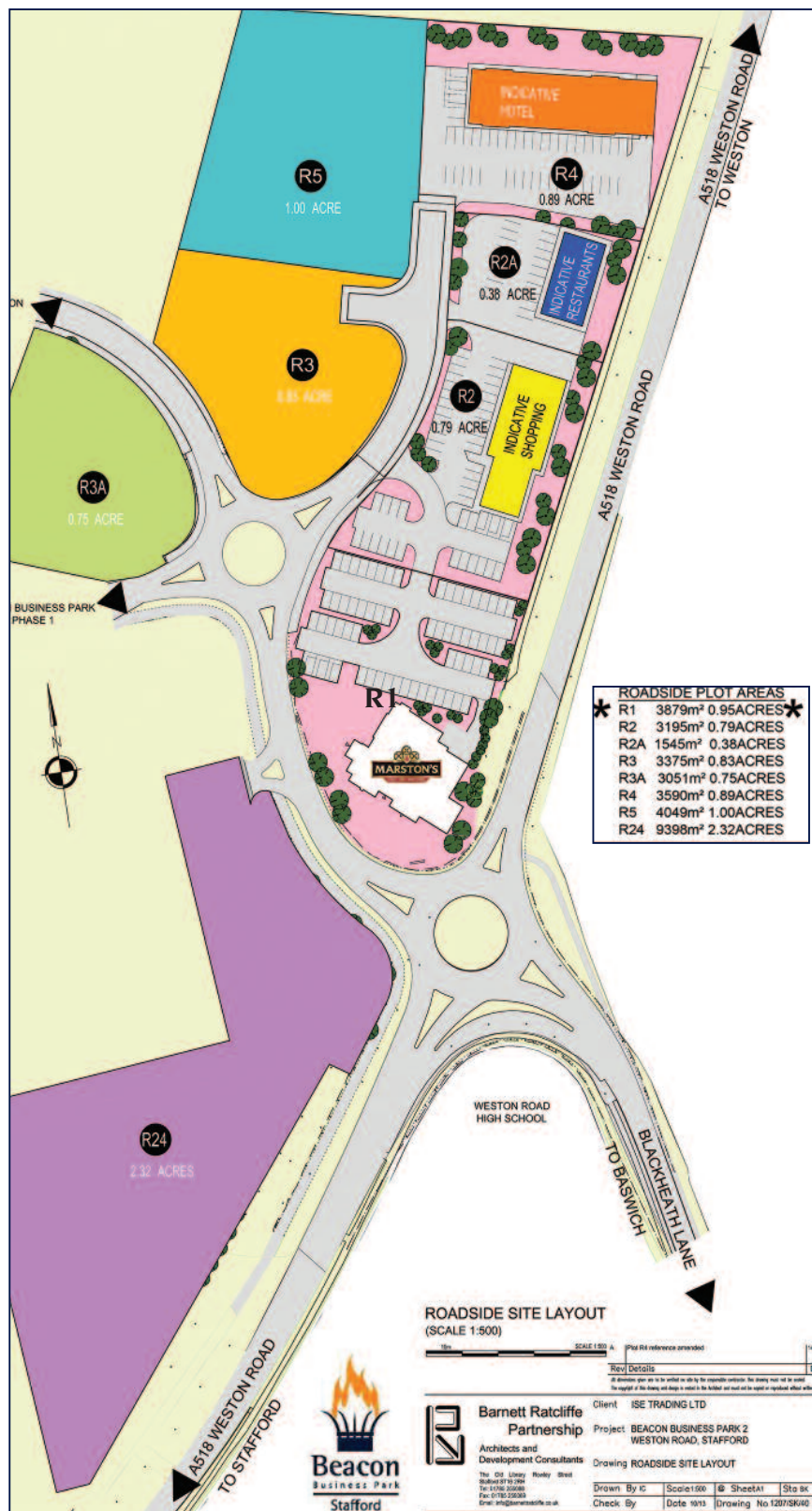
The plots are either for sale, or to lease on 15 to 25 year terms. Design and build packages for the designated use, are available from the developer.

### 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.

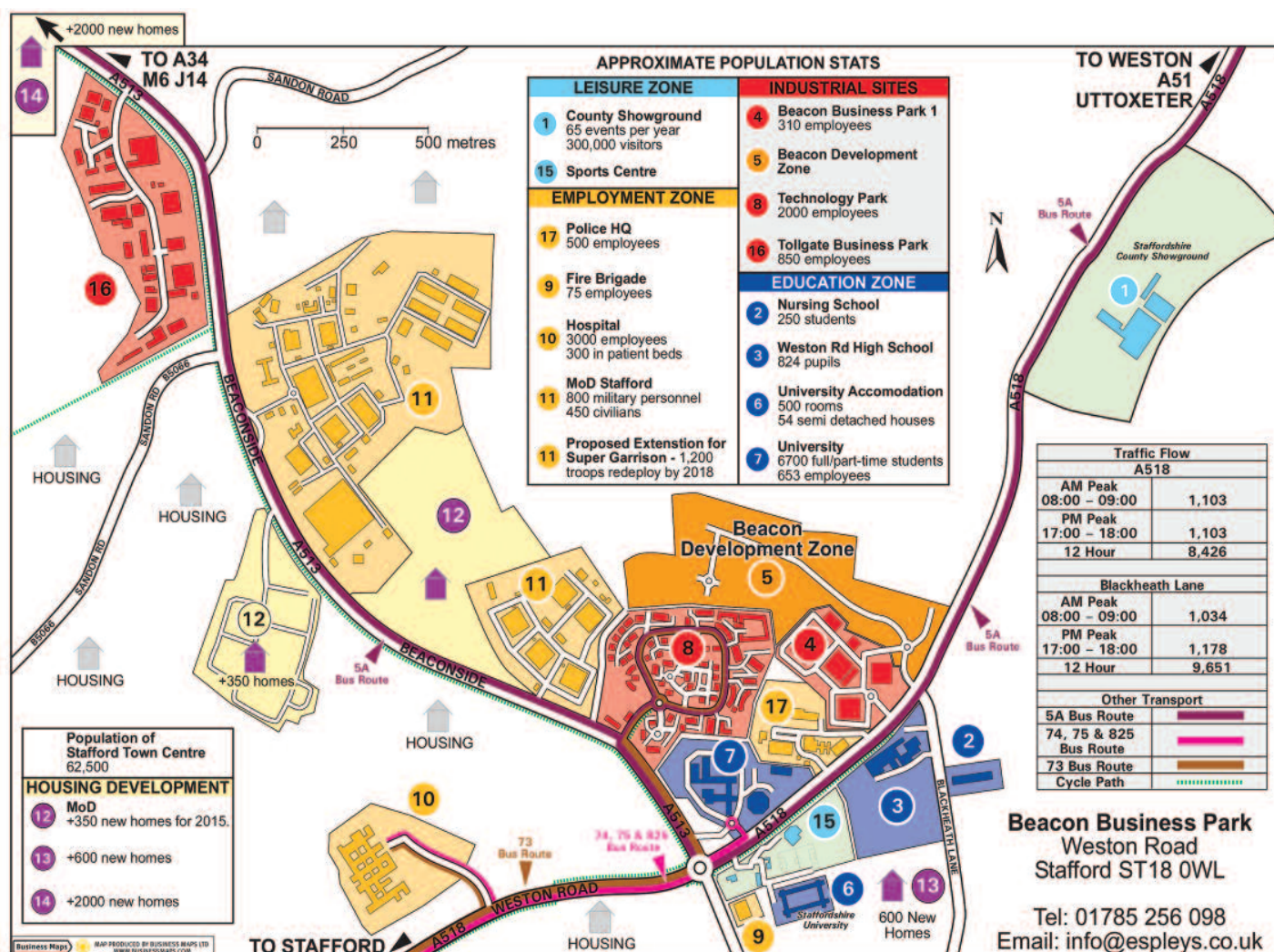
### MoD relocation

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.

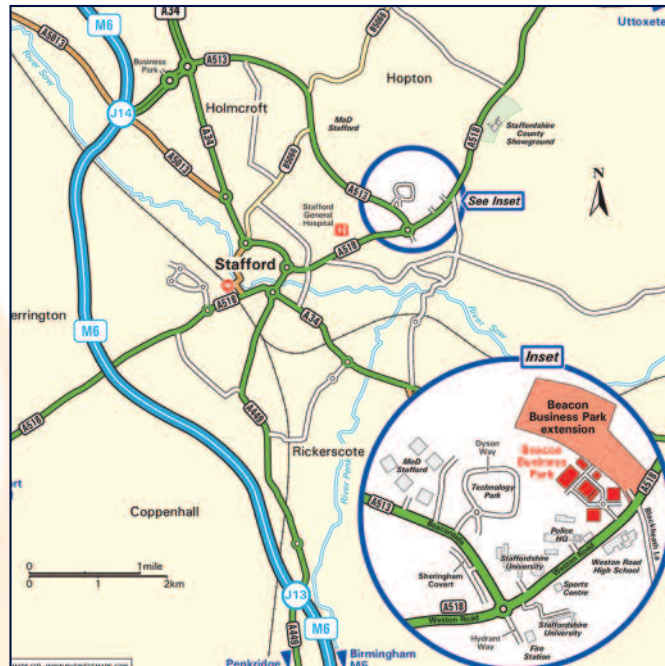


## Location

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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