

A large, stylized graphic of the number '46' in a light grey color, set against a dark background. The '4' is composed of three thick strokes, and the '6' is composed of two thick strokes. The background features a dark grey chevron pattern on the left and a solid black background on the right. A vertical bar on the far right is divided into yellow, teal, and green sections.

STRATFORD46
BUSINESS PARK

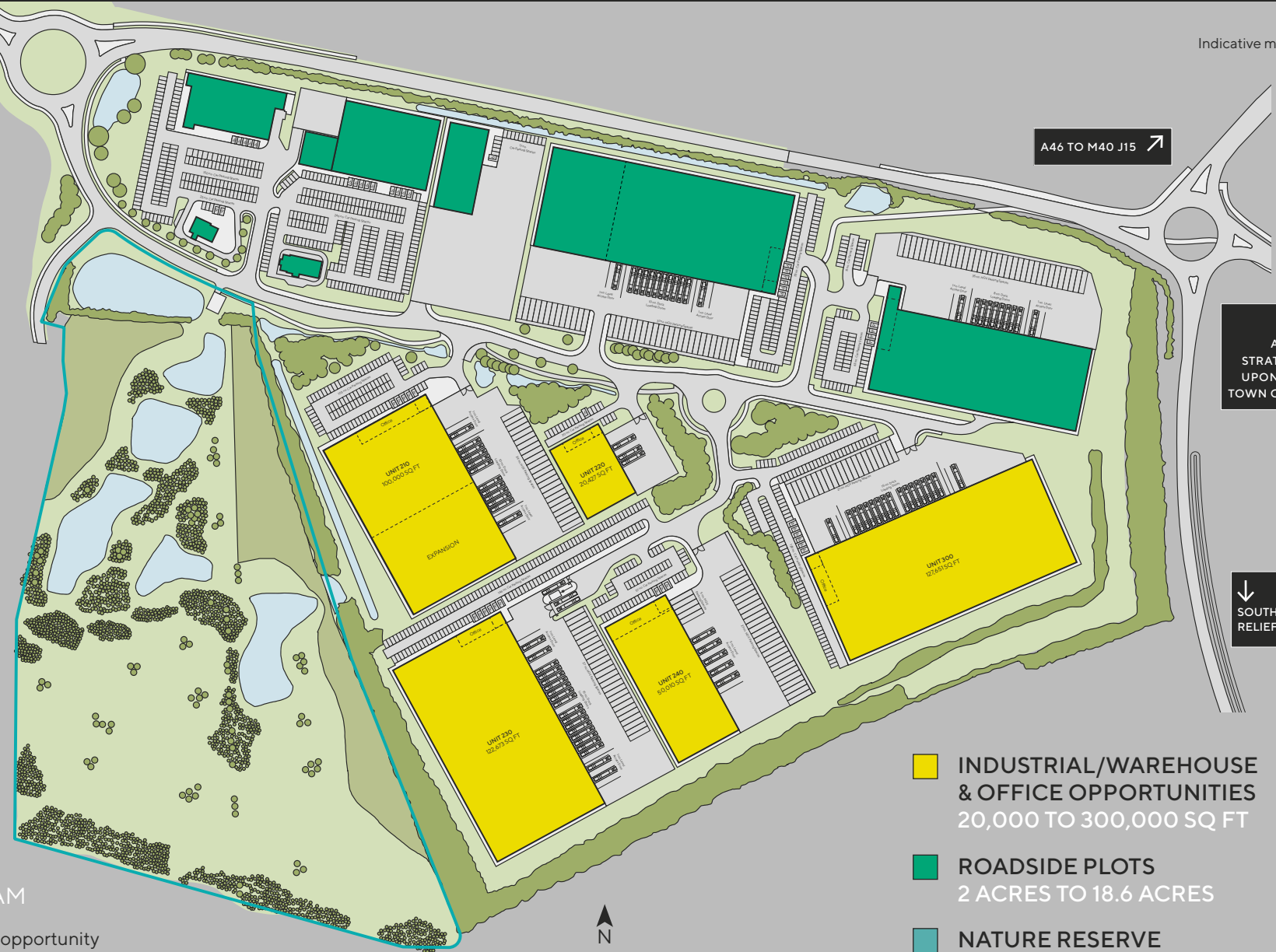
WARWICKSHIRE

← A46 TO
EVESHAM &
M5 J6 & J9

A46 TO M40 J15 ↗

↘ A422 TO
STRATFORD-
UPON-AVON
TOWN CENTRE

↓ SOUTH WESTERN
RELIEF ROAD



- INDUSTRIAL/WAREHOUSE & OFFICE OPPORTUNITIES
20,000 TO 300,000 SQ FT
- ROADSIDE PLOTS
2 ACRES TO 18.6 ACRES
- NATURE RESERVE
17 ACRES

ALL DELIVERED TO THE HIGHEST SPECIFICATION BY AN EXPERIENCED TEAM

The development offers a unique opportunity to occupy flexible space that can be tailored to specific requirements and will be built to the highest specification by the IM Properties team.
Build to suit opportunities available now.



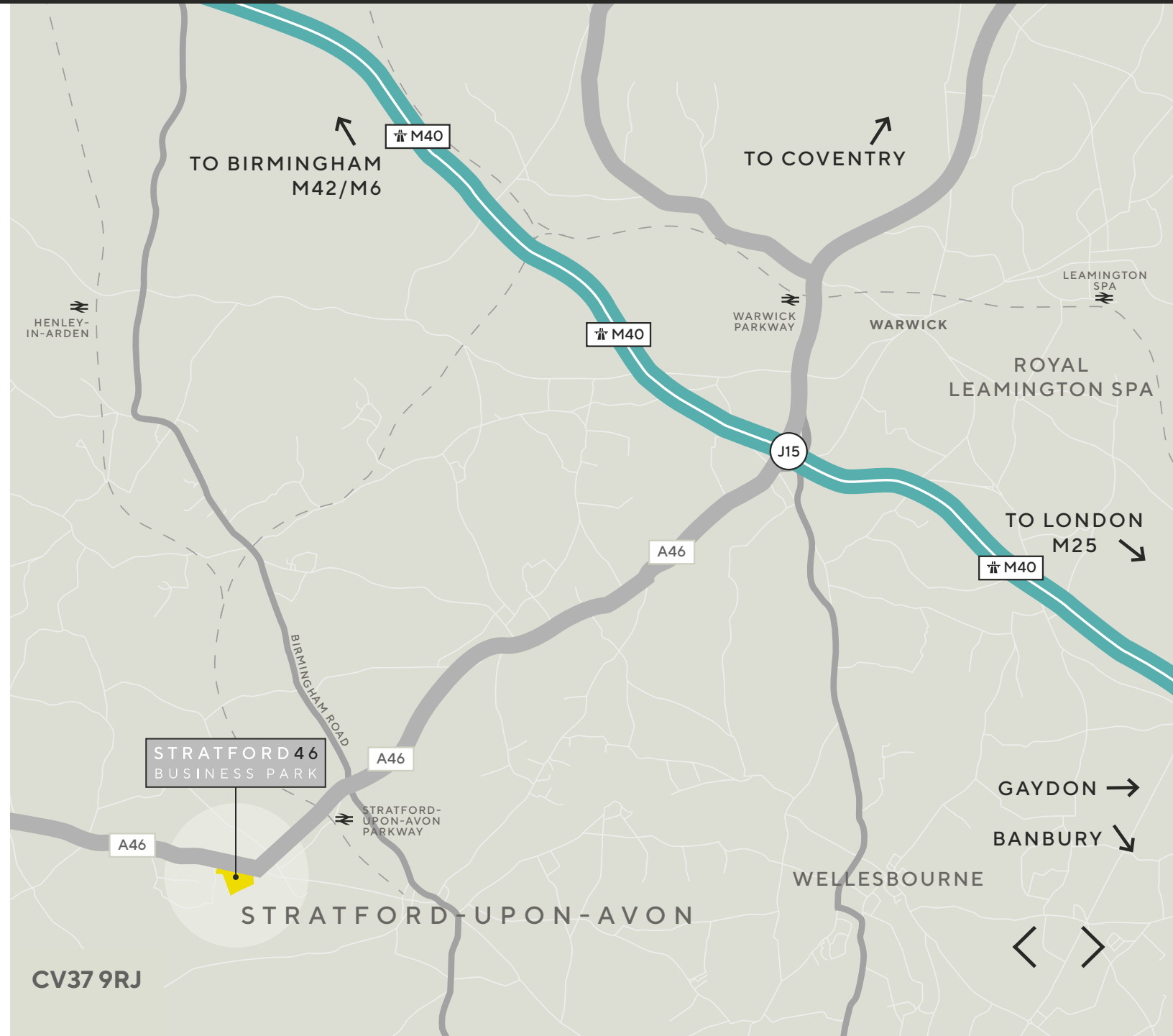
LOCATION



Stratford46 Business Park is strategically located with immediate access to the A46 and just 7.5 miles from J15 of the M40, leading to the M25 to the South and M42 to the North and the national motorway network beyond.

Stratford Parkway station is a 5 minute drive away with direct trains to Birmingham Moor St in 46 minutes and London Marylebone in 90 mins via Warwick Parkway which is approx. 7.5 miles away

This is an opportunity not only to re-locate to Warwickshire's newest destination for business and industry, but to also have access to a growing and skilled workforce.



LOCATION



A46 to Evesham
& M5 J6

New roundabout
and estate road

Bannatyne
Health Club

A46 to M40 J15
(7.5 miles)

A422 to Stratford-
Upon-Avon town
centre
(0.8 miles)

South Western
Relief Road

17 acre nature
reserve

INDUSTRIAL / WAREHOUSE & OFFICE

ROADSIDE



INDUSTRIAL / WAREHOUSE

BUILD TO SUIT UNITS AVAILABLE
FROM 20,000 TO 300,000 SQ FT



INDUSTRIAL/ WAREHOUSE

- Build-to-suit industrial / warehouse / distribution / R&D units from 20,000 - 300,000 sq ft
- Up to 15m clear internal height
- Dock and level access loading doors
- Up to 50 kN/m² floor loading
- High quality office accommodation, including suspended ceilings with LED lighting and raised access floors
- Secure self-contained yards
- Highly sustainable units targeting EPC A for lower operational costs & BREEM excellent



Indicative CGI



OFFICE

- › Double height entrance reception
- › Cycle parking and shower facilities
- › Metal tile suspended ceilings
- › LED lighting
- › Fully accessible raised floors
- › Dedicated secure parking
- › On floor male, female and disabled WCs
- › Combined comfort cooling and heating
- › Extended public bus service
- › Passenger lifts



INDUSTRIAL / WAREHOUSE & OFFICE

UNIT 210 100,000 SQ FT

Warehouse	50,000 sq ft
Office	5,000 sq ft
Expansion	45,000 sq ft
Car Parking Spaces	103
HGV Parking Spaces	24
Dock Loading Doors	10
Level Access Doors	2

UNIT 220 20,427 SQ FT

Warehouse	18,385 sq ft
Office	2,042 sq ft
Car Parking Spaces	20
Level Access Doors	3

UNIT 230 122,673 SQ FT

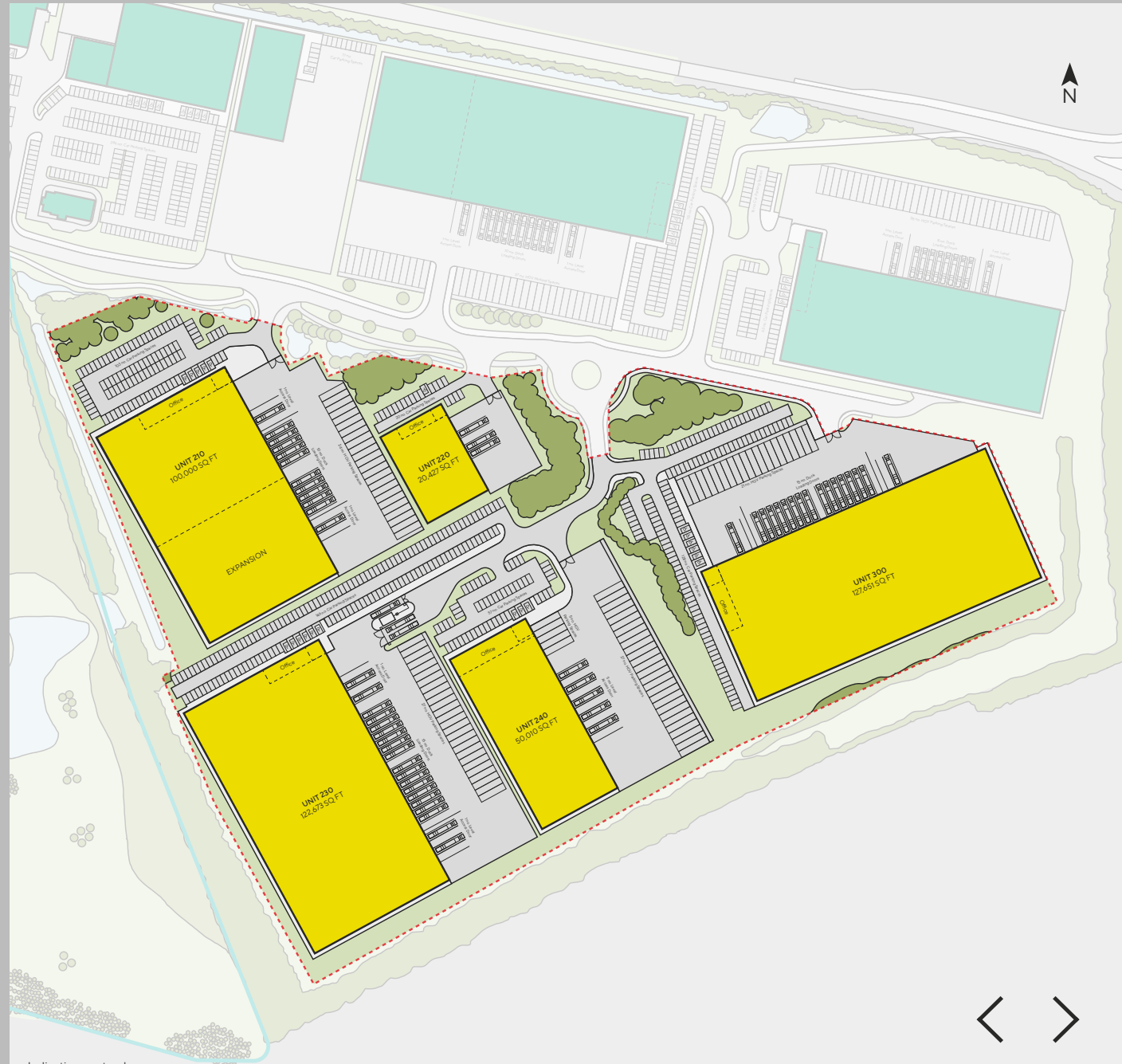
Warehouse	116,540 sq ft
Office	6,133 sq ft
Car Parking Spaces	146
HGV Parking Spaces	27
Dock Loading Doors	15
Level Access Doors	2

UNIT 240 50,010 SQ FT

Warehouse	45,009 sq ft
Office	5,001 sq ft
Car Parking Spaces	57
HGV Parking Spaces	32
Level Access Doors	5

UNIT 300 127,651 SQ FT

Warehouse	121,269 sq ft
Office	6,382 sq ft
Car Parking Spaces	128
HGV Parking Spaces	21
Dock Loading Doors	15



LOCAL AREA

Stratford46 is perfectly situated to benefit from the use of the fantastic amenities and wealth of culture that nearby Stratford-upon-Avon has to offer.

The town has a range of eateries from fine dining to eclectic cafés as well as boutique shops and a variety of fitness choices.

With its famous history as the birthplace of Shakespeare, as well as more modern cultural options, such as a contemporary new cinema, there's something for everyone.



FOOD & DRINK

- No.9 Church Street
- Salt
- The Woodsman
- The Dirty Duck
- The Bell
- Sabai Sabai
- Lambs
- Turquoise Kitchen
- El Greco
- The Four Alls
- Cox's Yard
- The Encore
- Beleza Rodizio
- Bistro Pierre
- Loxleys Restaurant & Wine Bar

CULTURE

- Royal Shakespeare Theatre
- Everyman Cinema
- Shakespeare's Birthplace
- Stratford-Upon-Avon Racecourse

HEALTH & WELLBEING

- Bannatyne Health Club & Spa
- The Welcombe Golf & Spa Hotel
- Anytime Fitness
- Hotel Indigo

RETAIL

- Bell Court
- Maybird Shopping Park
- Maybrook Shopping Centre

GAMING & TECH

- Playground Games (Leamington)
- SEGA HARDlight (Leamington)
- EPOS Anytime LTD (Coventry)
- Stratford Consulting Ltd

AUTOMOTIVE

- Jaguar Land Rover (Gaydon)
- Aston Martin (Gaydon)
- Prodrive (Banbury)

LABOUR & TRAINING BENEFITS

- Stratford-Upon-Avon College
- WMG at University of Warwick
- Make UK Technology Hub





SUSTAINABILITY & SOCIAL IMPACT

Our purpose is to create a sustainable future together.

As a leading property developer local to the Midlands, we are committed to creating developments that are sustainable and deliver meaningful value to the community.

We have developed over fifteen million square feet of award-winning commercial space. While we are one of the UK's largest private property companies, our approach remains agile, enabling us to navigate challenges and deeply consider our impact on the environment.

OUR SUSTAINABLE LEGACY



GIVING BACK TO NATURE

In 2021, we launched our Sustainable Futures Strategy, reinforcing our commitment to sustainability across our business.

As part of this framework, Stratford 46 will benefit from its own project community fund, providing direct support to grassroots organisations and local initiatives that deliver invaluable services. Our team will also volunteer with local groups, contributing time and expertise to create meaningful impact.

Through our Education Programme, we will engage with nearby schools, colleges, and education providers—working alongside our supply chain to offer valuable learning opportunities. Additionally, our Work Ready Programme will support individuals seeking to upskill through training, mentoring, and work placements.

Stratford 46 will be delivered as a Net Zero Carbon Ready development, targeting BREEAM Excellent and EPC A ratings. The scheme will integrate sustainable features such as roof-mounted PV panels and on-site EV chargers, ensuring long-term environmental performance.



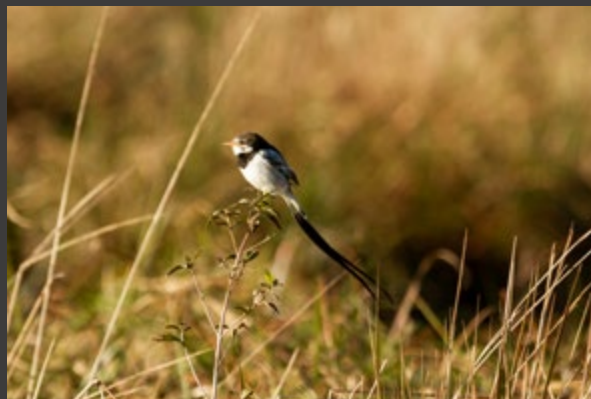
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OUR SUSTAINABLE LEGACY



GIVING BACK TO NATURE

As part of our commitment to biodiversity, Stratford 46 will feature a dedicated nature reserve—seventeen acres of thriving green space designed to support native flora and fauna.

We're taking a piece of agricultural land, which has been stripped of its ecological value, and creating seventeen acres dedicated to the creation of biodiversity.

Transforming former agricultural land that has lost its ecological value, the reserve will establish a rich variety of habitats, creating a vital corridor for nature. Wetlands and ponds will help mitigate flooding while providing a home for Great Crested Newts. By enhancing biodiversity, the reserve will also act as a carbon sink, capturing and storing significant amounts of carbon dioxide.

Carefully selected native plant species will ensure a resilient, wildlife-friendly ecosystem, tailored to the local environment and built to flourish for generations to come.

BUILD TO SUIT
OPPORTUNITIES

AVAILABLE TO DISCUSS NOW

STRATFORD46.COM



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