

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 repeating chevron pattern in a lighter grey color on the left side, and a vertical bar with yellow, teal, and green segments on the right side.

STRATFORD46
BUSINESS PARK

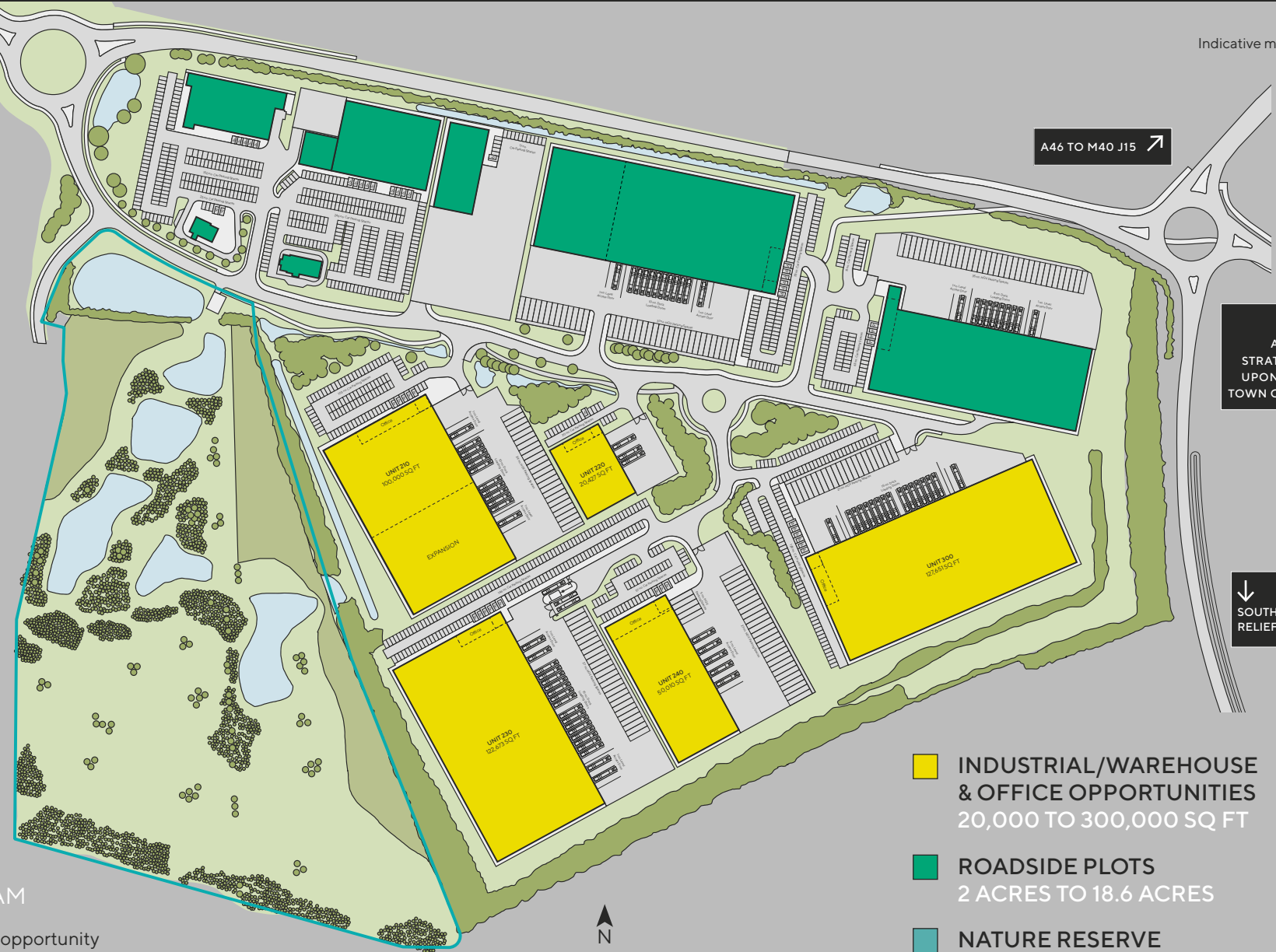
WARWICKSHIRE

← 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



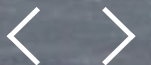
ROADSIDE

18.6 ACRES OF OPPORTUNITY WITH
PLOTS AVAILABLE FROM 2 ACRES



ROADSIDE

- Four prominent development plots totalling approximately 18.6 acres, with plots available from 2 acres and capable of subdivision
- Excellent frontage to the A46, which has an annual average daily flow of 19,743 (2023) vehicle movements
- Outline planning in place for A1 (Bulky goods) and Sui Generis uses
- Planning secured for buildings up to 12m in height allowing for double height showroom space



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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.



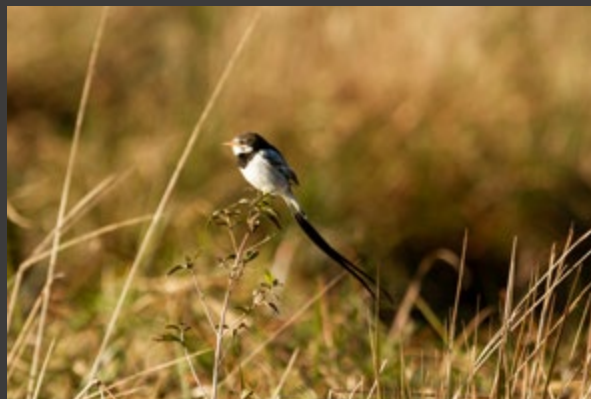
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GIVING BACK TO NATURE

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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