



WORCESTER  
SIX

—  
Junction 6  
M5

TO LET/  
FOR SALE

OFFICES FROM

**10,000 SQ FT** (929 SQ M)

INDUSTRIAL / TECHNOLOGY FROM

**20,000 - 500,000 SQ FT** (1,858 - 46,452 SQ M)

DEVELOPMENT BY



[www.worcestersix.co.uk](http://www.worcestersix.co.uk)



## WORCESTER - A WORLD CLASS DESTINATION

Rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and an excellent transport infrastructure, Worcester is an excellent location for business.

With particular strengths in advanced manufacturing, agri-tech and IT – including a burgeoning cyber security specialism – the County attracts both internationally recognised businesses, such as Joy Mining, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, Brinton’s Carpets and Morgan Motors, together with a vibrant and ever-growing base of smaller entrepreneurial and start-up companies. It is also rapidly establishing itself as the ideal location for corporate headquarters.

Yet the jewel in Worcestershire’s crown has to be the quality of life the County can offer. With stunning scenery, rich heritage, top class sporting and cultural attractions, Worcestershire has it all.

World Class Worcestershire. The perfect location for your World Class Business.

“Worcestershire is easily accessible, centrally located and has excellent road links to all parts of the country. Quite simply, Worcestershire is good for business and good for growth.”

Ian McDermott, Sanctuary Group Chief Operating Officer







INDUSTRIAL / TECHNOLOGY / OFFICE /  
WAREHOUSING / MANUFACTURING



## WORCESTER - A GAME-CHANGING LOCATION

Located at the heart of England, Worcester has become a hub for both expanding and aspiring businesses looking to take advantage of the area's excellent transport connections and skilled labour force. Worcester is well served by the M5, M42 and M50 motorways which provide great access to the region's key business centres and beyond. Businesses in Worcester are equally well-served by excellent rail connections, with regular services to Birmingham, London Paddington, Bristol and Cardiff.

The city also benefits from the rapidly growing Worcester University with 10,000 students and close proximity to Malvern Hills Science Park with its expanding research and development facilities.



**“Worcestershire is close to motorway networks, making distribution throughout the UK easy and efficient. We also have good access to good quality labour resources. Our new premises will further strengthen the brand's presence in the area, whilst retaining jobs in the local community”.**

**Carl Arntzen**, Managing Director of Worcester Bosch Group

Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world class destination.

When complete Worcester Six will provide 1.5m sq ft of employment floor space in a unique business location with more than 911,000 people living within Worcestershire's recruitment catchment of which 62% are of working age.



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## ABOUT THE DEVELOPER

Stoford was founded in 1996 to specialise in occupier led pre-let commercial property developments in the Midlands.

Since then, the company has grown significantly and has completed commercial developments totalling 10 million sq ft across a diverse range of sectors, throughout the UK, such as industrial, office, retail and hotels.

Our innovative approach to site and contract procurement has ensured that Stoford remains highly competitive and is able to deliver a quality product on time and within budget.

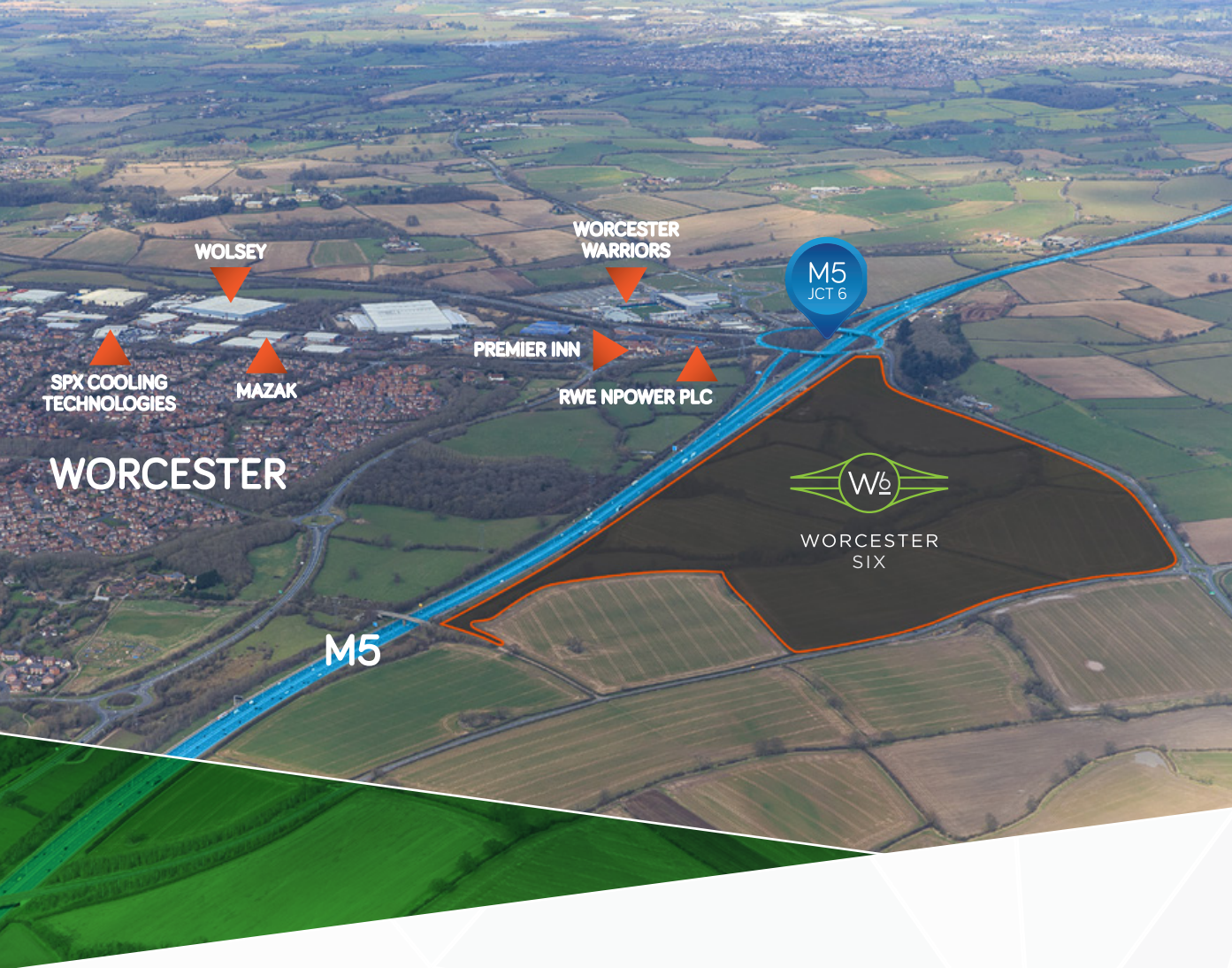
We are proud to have been trusted to develop for some of the UK's largest financial institutions and occupiers such as Standard Life, Axa, LaSalle, BlackRock, GE, Severn Trent Water, Npower, Admiral Insurance, Tesco and The Co-operative, together with Government Departments such as HMRC, DSA, DEFRA and The Home Office.

Stoford is a privately owned company with all the shareholders fully employed by the business. Our in depth understanding and experience of business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive and successful.

[stoford.com](http://stoford.com)







## STRATEGICALLY PLACED

Fronting J6 of the M5, Worcester Six benefits from direct access to the motorway network and is only two and a half miles north east of Worcester city centre. Worcester Six benefits from close proximity to the Warndon Business District with occupiers including Bosch, Yamazaki Machine Tools, Southco Fasteners and NWE Power's regional office. Worcester Warriors, the home of the Warriors RFU club, is located directly adjacent to junction 6.

### Drive Times

Located 25 miles south west of Birmingham city centre, 24 miles north of Cheltenham and within 31 miles of Birmingham International Airport, Worcester Six benefits from the following average drive times:

M42 (Junction 1)	11 miles	13 minutes
M40 (Junction 16)	109 miles	100 minutes
Birmingham	25 miles	35 minutes
Bristol	63 miles	63 minutes
London	128 miles	157 minutes

M5, JCT 6



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# SPECIFICATION

- Build to suit units available, tailored to your business needs in a managed landscaped setting.
- Outline planning consent granted for 1.5m sq ft of employment accommodation.
- Detailed planning consent granted for a 42,356 sq ft standalone office unit providing a flagship opportunity at the entrance to the scheme.

WORCESTER SIX HAS OUTLINE PLANNING CONSENT FOR UP TO 1.5M SQ FT OF B1, B2 AND B8 USES.

## PHASE 1A

This is the initial phase of development. It can accommodate up to 500,000 sq ft of development and a variety of uses including offices, technology, manufacturing and warehousing.

Buildings are available on a design and build basis from 10,000 sq ft upwards. A reserved matters consent for a standalone 42,356 sq ft office building has already been achieved and is ready for construction on a pre-let basis.

Delivery of the off site highway infrastructure is due for completion by summer 2016.

## PHASE 1 B

Suitable for larger scale occupiers and will be brought forward once phase 1a is virtually complete.

## SITE ACREAGE

Phase 1A	10.7ha	26.44 acres
Phase 1B	23.5 ha	58.07 acres
<b>Total:</b>	<b>34.2ha</b>	<b>84.51 acres</b>

M5

PHASE 1B

PHASE 1A

PHASE 2

## PHASE 1A

Unit	Warehouse ft <sup>2</sup>	Office ft <sup>2</sup>	Gate House ft <sup>2</sup>	Total ft <sup>2</sup>
Unit 1a (B1)	-	42,356	-	42,356
Unit 2a (B2/B8)	47,781	2,454	215	50,450
Unit 2b (B2/B8)	41,517	2,217	215	43,949
Unit 3 (B2/B8)	133,204	14,505	215	147,924
Unit 4a (B2/B8)	33,573	1,722	215	35,510
Unit 4b (B2/B8)	45,338	2,325	215	47,878
<b>Total</b>	<b>301,413</b>	<b>65,579</b>	<b>1,075</b>	<b>368,067</b>

## PHASE 1B

Unit	Warehouse ft <sup>2</sup>	Office ft <sup>2</sup>	Gate House ft <sup>2</sup>	Total ft <sup>2</sup>
Unit 5a (B1)	-	40,000	-	40,000
Unit 5a (B1)	-	40,000	-	40,000
Unit 6 (B2/B8)	166,142	8,288	215	174,645
Unit 7a (B2/B8)	74,272	3,714	215	78,201
Unit 7b (B2/B8)	87,404	4,370	215	91,989
Unit 8 (B2/B8)	335,029	16,749	215	351,993
Unit 9 (B2/B8)	54,703	2,971	215	57,889
Unit 10 (A/B/C)	213,084	10,925	215	224,224
<b>Total</b>	<b>930,634</b>	<b>127,017</b>	<b>1,290</b>	<b>1,058,941</b>

Note the above areas are indicative only

# FOR FURTHER INFORMATION PLEASE CONTACT:



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