

# Stafford 128

LOGICOR.EU

Mustang Drive, Stafford, ST16 1GW

Fully fitted modern warehouse unit  
128,830 sq ft

Available now



# Stafford 128

3 MILLION

Over 3 million people living within 45 minutes drive time

Source: Nomis

53%

53% working age population are educated to degree level, 13% higher than the UK average

18.5%

Potential salary savings of 18.5% against the national average

A self-contained modern warehouse unit located within an established logistics park in Stafford with other high-profile occupiers including Screwfix, Culina, Iron Mountain and Altecnic. Stafford 128 is prominently located to provide excellent road links, connecting to the UK's motorway network and providing access to many major cities.



M6

A34


M6

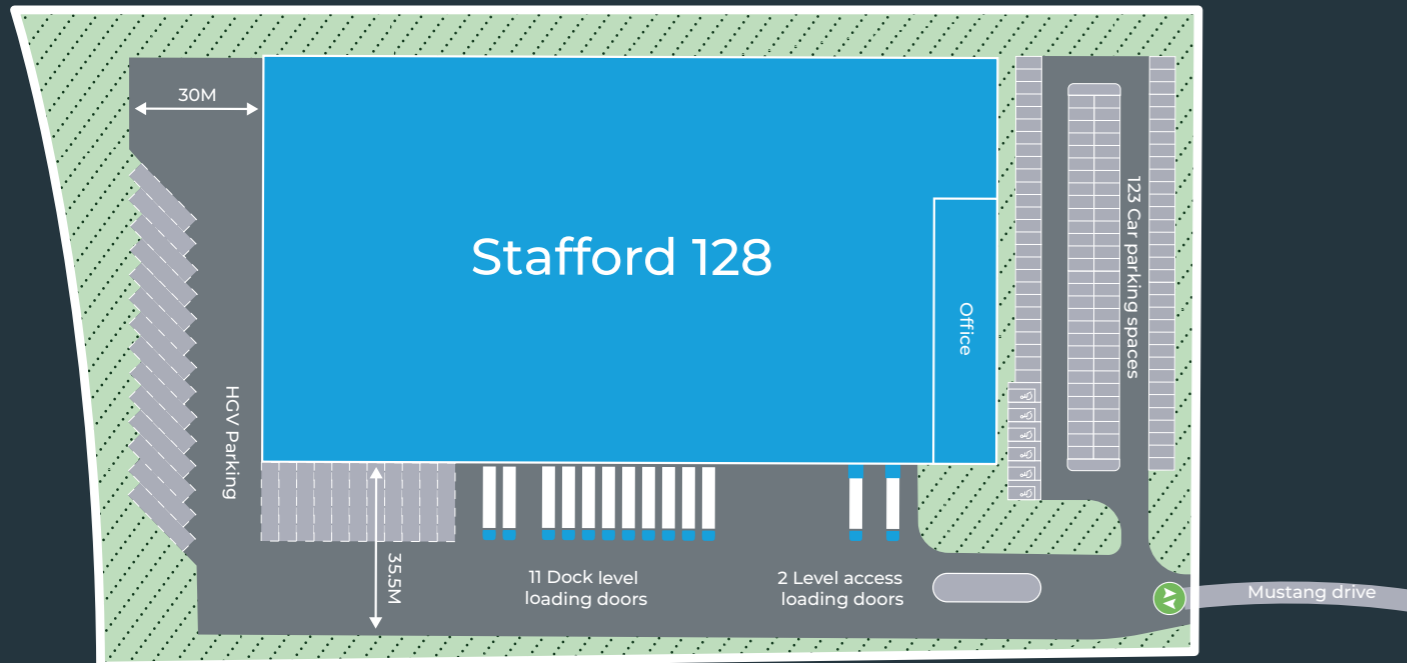
J14

A34

A34

# Stafford 128

 Main entrance















## Accommodation

Stafford 128	Warehouse	Welfare	Office	Total
Sq ft	115,684	6,573	6,573	128,830
Sq m	10,747	611	611	11,969

\*Gross internal areas

## Specification

-  Warehouse lighting
-  Frost protection
-  EPC rating 'B'
-  Integrated sprinkler system
-  11 dock and 2 level access doors
-  123 car parking spaces
-  Power supply 500kVa
-  12m eaves height
-  Warehouse WC's & changing rooms
-  First floor office
-  Secure site
-  50 Kn/m2 floor loading



SAT NAV: ST16 1GW WHAT3WORDS: WORKER.RULED.METHOD

# Logicor

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.

## Network


We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.


## Flexible real estate


We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.


# Prime logistics location

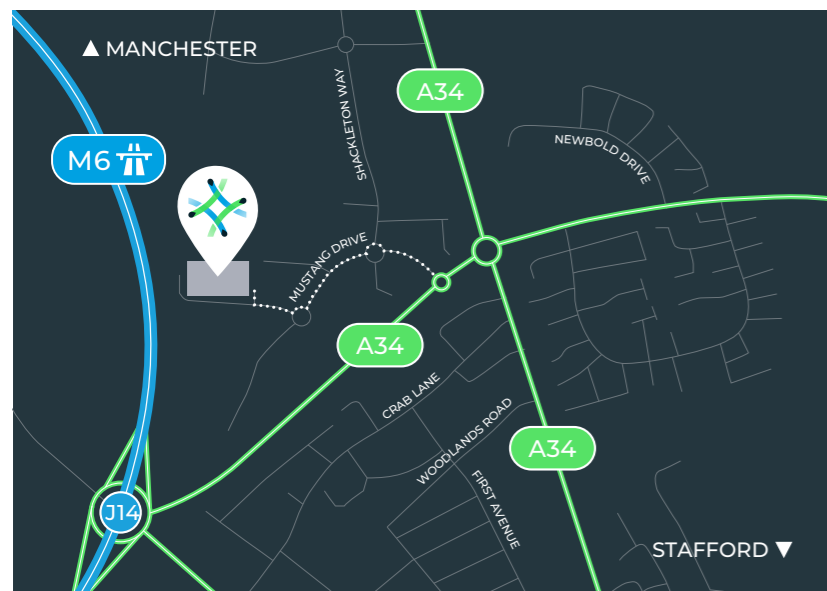
Stafford 128 is well located next to J14 of the M6 motorway, connecting to the national motorway network. The site is situated 15 miles from Stoke-on-Trent and Birmingham City Centre is within a 35 minute drivetime. Birmingham international airport is only 49 minutes from the site.

	miles	mins
M6 (J14)	0.81	2
M54 (J1)	15.9	20
M1 (J24)	41.1	53
M5 (J1)	55	55

	miles	mins
Birmingham Airport	41	49
East Midlands Airport	43	1 hr 4
Manchester Airport	50	1 hr 5

	miles	mins
Liverpool Port	69.9	1 hr 15
Bristol Port	112	1 hr 40

	miles	mins
Stoke-on-Trent	14.9	17
Birmingham	32	1 hr 1
Manchester	59	1 hr 36



Anthony McCluskie - Logicor

“Logicor’s Stafford 128, is located in the right strategic spot to provide excellent road links, connecting to the UK’s motorway network and providing excellent access to many major cities. We are delighted to be able to deliver modern and highly sustainable warehouses to the region.”



Georgina Thompson - M1 Agency

“Stafford 128 provides a rare opportunity for a fully fitted modern warehouse unit, suitable for a range of uses, and is available now.”

Please contact us for further information:



**James Keeton**  
james.keeton@m1agency.co.uk  
+44 (0) 7812 250 857

**James Clements**  
james.clements@knightfrank.com  
+44 (0) 121 233 6460

**Georgina Thompson**  
georgina.thompson@m1agency.co.uk  
+44 (0) 7793 461 360

**Edward Kennerley**  
edward.kennerley@knightfrank.com  
+44 (0) 121 233 6461

**Kayleigh Mason**  
kayleigh.mason@m1agency.co.uk  
+44 (0) 7793 461 360

STAFFORD128.CO.UK

Stafford 128  
Mustang Drive, Stafford, ST16 1GW



Fourth Floor,  
30 Broadwick Street,  
London, W1F 8JB

LOGICOR.EU  
ukenquiries@logicor.eu