

Shropshire's

# Premier Commercial Business Park



New build and  
build to suit opportunities  
From 1,850 ft<sup>2</sup> to 175,000 ft<sup>2</sup>  
Flexible commercial space

Oteley Road, Shrewsbury,  
Shropshire. SY2 6NE  
[///start.vibes.glory](http://start.vibes.glory)

A DEVELOPMENT BY

**MORRIS**  
PROPERTY

# THE OPPORTUNITY

- Grade A warehouse and distribution facilities
- Excellent connectivity
- Build to suit opportunities
- Spec new builds available from 2024

## ZONE 1 (Available 2024)

<b>Z1 1</b>	7,750ft <sup>2</sup>	720m <sup>2</sup>
<b>Z1 2</b>	7,750ft <sup>2</sup>	720m <sup>2</sup>
<b>Z1 3-4</b>	3,982ft <sup>2</sup> - 7,964ft <sup>2</sup>	3,699m <sup>2</sup> - 739.8m <sup>2</sup>
<b>Z1 5</b>	30,140ft <sup>2</sup>	2800m <sup>2</sup>
<b>Z1 6-9</b>	5,220ft <sup>2</sup> - 20,880ft <sup>2</sup>	484.9m <sup>2</sup> - 1,939.7m <sup>2</sup>
<b>Z1 10</b>	10,000ft <sup>2</sup>	929m <sup>2</sup>
<b>Z1 11</b>	4,960ft <sup>2</sup>	460m <sup>2</sup>
<b>Z1 12</b>	1,850ft <sup>2</sup>	171.8m <sup>2</sup>
<b>Z1 13-14</b>	14,995ft <sup>2</sup>	1,393m <sup>2</sup>
<b>Z1 15</b>	10,000ft <sup>2</sup>	929m <sup>2</sup>
<b>Z1 16</b>	11,625ft <sup>2</sup>	1,080m <sup>2</sup>

## ZONE 2 (Speculative Build Opportunities)

<b>Z2 25, 26 &amp; 27</b>	6,975 ft <sup>2</sup> - 23,950 ft <sup>2</sup>	648m <sup>2</sup> - 2,225m <sup>2</sup>
<b>Z2 28, 29, 30 &amp; 31</b>	5,000 ft <sup>2</sup> - 20,000 ft <sup>2</sup>	464.5m <sup>2</sup> - 1,858m <sup>2</sup>
<b>Z2 32</b>	6,750 ft <sup>2</sup>	627m <sup>2</sup>
<b>Z2 33</b>	3,750 ft <sup>2</sup>	348.3m <sup>2</sup>

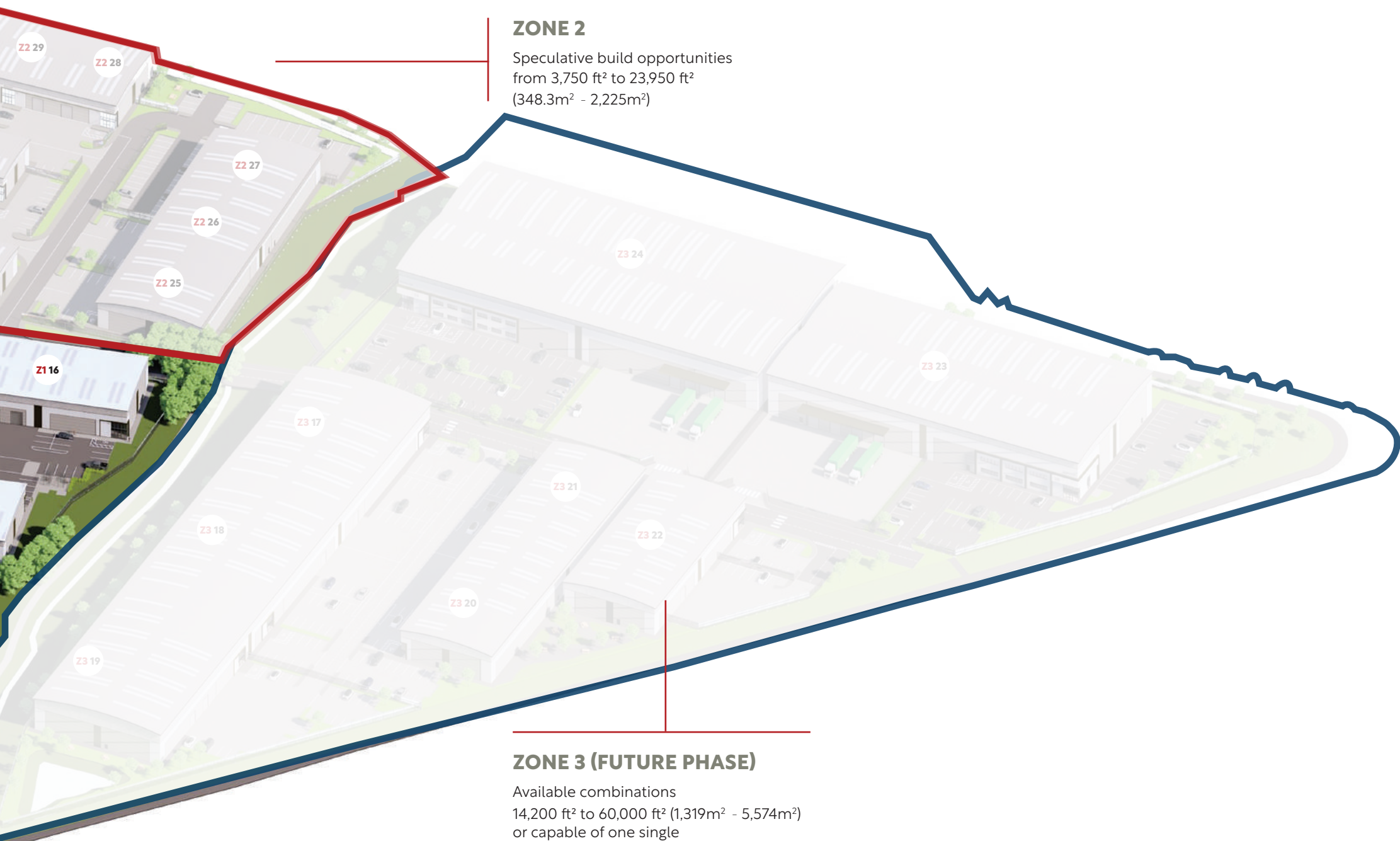
## ZONE 3 (Future Phase)

<b>Z3 17, 18 &amp; 19</b>	20,000 ft <sup>2</sup> - 60,000 ft <sup>2</sup>	1,858m <sup>2</sup> - 5,574m <sup>2</sup>
<b>Z3 20 &amp; 21</b>	25,000 ft <sup>2</sup>	2,322.5m <sup>2</sup>
<b>Z3 22</b>	14,200 ft <sup>2</sup>	1,319m <sup>2</sup>
<b>Z3 23</b>	40,000 ft <sup>2</sup>	3,716m <sup>2</sup>
<b>Z3 24</b>	55,000 ft <sup>2</sup>	5,109.5m <sup>2</sup>



## ZONE 1

Available Q2 2024  
 from 1,850 ft<sup>2</sup> to 30,140 ft<sup>2</sup>  
 (171.8m<sup>2</sup> - 2,800m<sup>2</sup>)



## ZONE 2

Speculative build opportunities  
from 3,750 ft<sup>2</sup> to 23,950 ft<sup>2</sup>  
(348.3m<sup>2</sup> - 2,225m<sup>2</sup>)

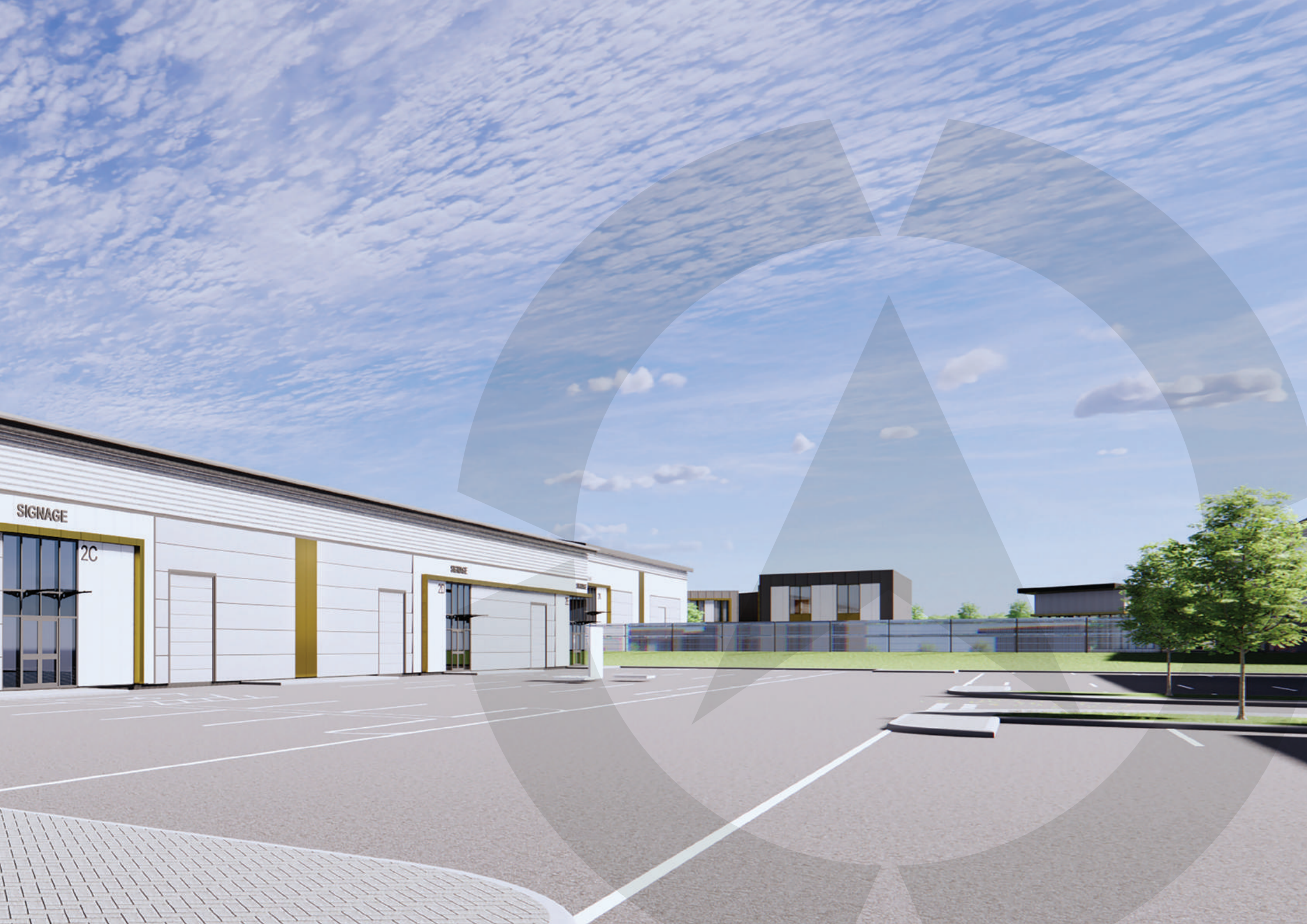
## ZONE 3 (FUTURE PHASE)

Available combinations  
14,200 ft<sup>2</sup> to 60,000 ft<sup>2</sup> (1,319m<sup>2</sup> - 5,574m<sup>2</sup>)  
or capable of one single  
unit 175,000 ft<sup>2</sup> (16,257.5m<sup>2</sup>)

# DISTRIBUTION WAREHOUSE



Indicative CGI



SIGNAGE

2C

SIGNAGE

2C

SIGNAGE

2C

# BOLD BUILDS FOR AMBITIOUS BUSINESSES



## LOCATION

Easy access to the A5 Shrewsbury By Pass  
South side of Shrewsbury with  
great connectivity to Telford and the  
West Midlands conurbation



## DELIVERABILITY

Speculative and bespoke units available.  
Morris Property Quality Build Collaborative approach.  
Construction period between 6-9 months



## ESG CREDENTIALS

Delivering environmental benefits and  
infrastructure to meet the demands  
of the 21st Century occupier



## AMENITIES

Excellent welfare, inside and out  
Footpath network through the scheme  
Landscaped breakout areas



## ACCESSIBILITY

Good links to the motorway network  
Excellent public transport links  
Controlled parking on site



## RESERVATIONS

Pre-lets or Forward Sales available now.  
Reserve your unit today.  
[www.stadiumpoint.co.uk](http://www.stadiumpoint.co.uk)

**GOLF COURSE**

**LIDL**

**ALDI**

**PERCY THROWERS  
GARDEN CENTRE**

**LIONCOURT  
HOMES**

**A5**

**SHREWSBURY TOWN  
FOOTBALL CLUB**

**ZONE  
1**

**ZONE  
2**

**MEOLE BRACE  
RETAIL PARK**

**ZONE  
3**

**BELLWAY  
HOMES**



## THE ULTIMATE LOCATION



	Miles	HGV Drive time
Junction 10a M6 motorway	35	42 minutes
Telford	15	18 minutes
Wolverhampton	34	40 minutes
Birmingham	48	57 minutes
Manchester	84	1 hour, 40 minutes
Wrexham	31	37 minutes
Chester	44	52 minutes
Nottingham	86	1 hour, 43 minutes



Birmingham Airport	58	1 hour, 9 minutes
Manchester Airport	76	1 hour, 31 minutes
East Midlands Airport	76	1 hour, 31 minutes
Liverpool Airport	67	1 hour, 20 minutes

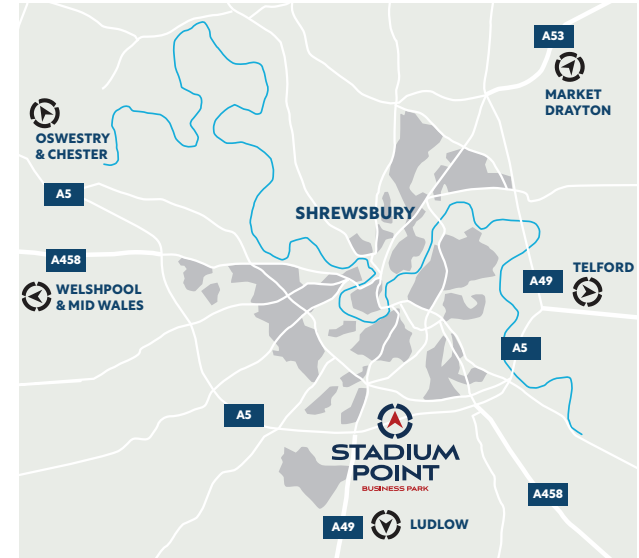
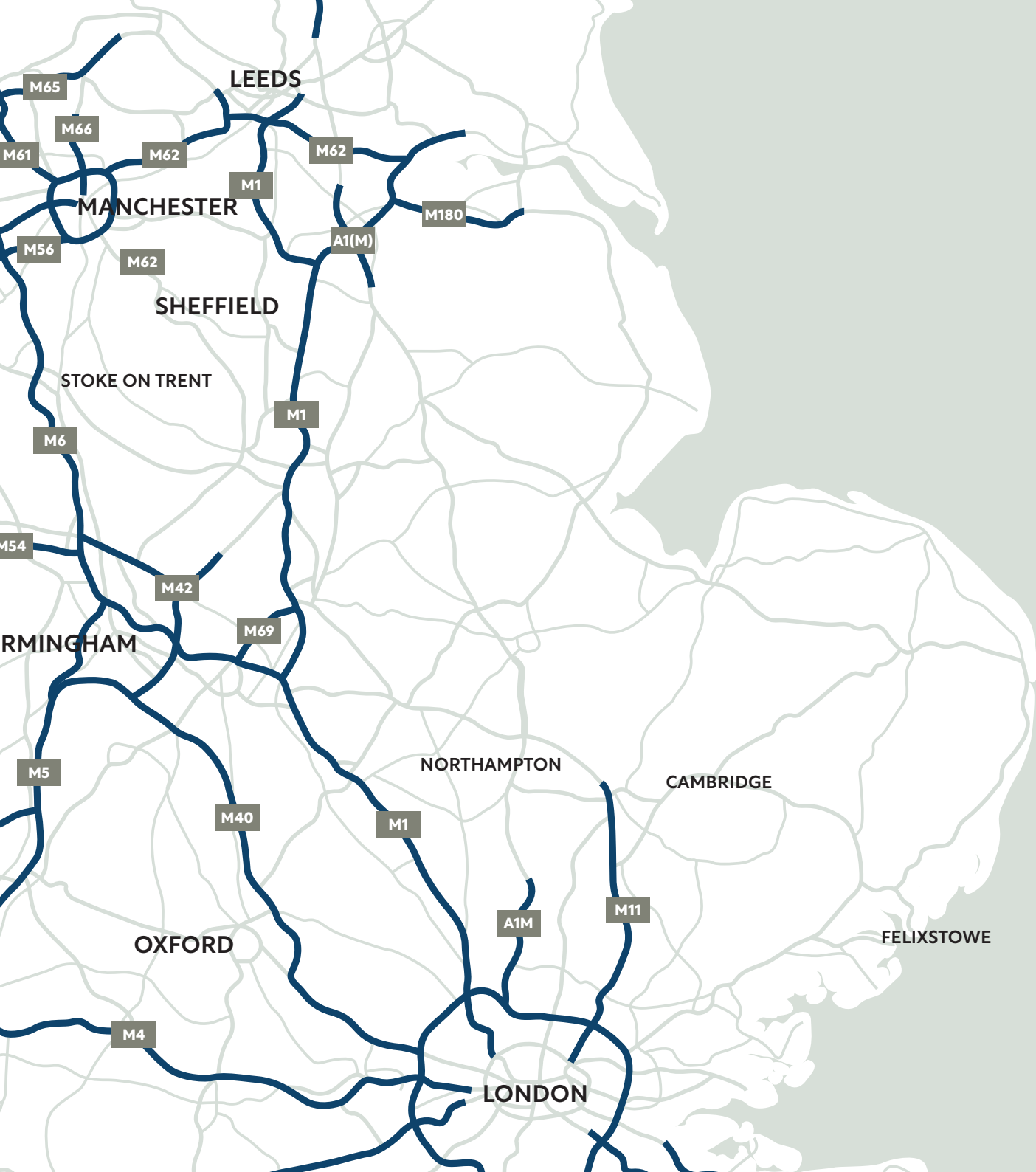


Port of Holyhead	121	2 hours, 25 minutes
Port of Liverpool	64	1 hour, 16 minutes
Port of Felixstowe	208	4 hours, 9 minutes
Port of Bristol	129	2 hours, 34 minutes

*These are approximate times and distances quoted.*







**327,200**

people living in Shropshire



**152,100**

in work



**43%**

educated to degree level



**43%**

highly-skilled



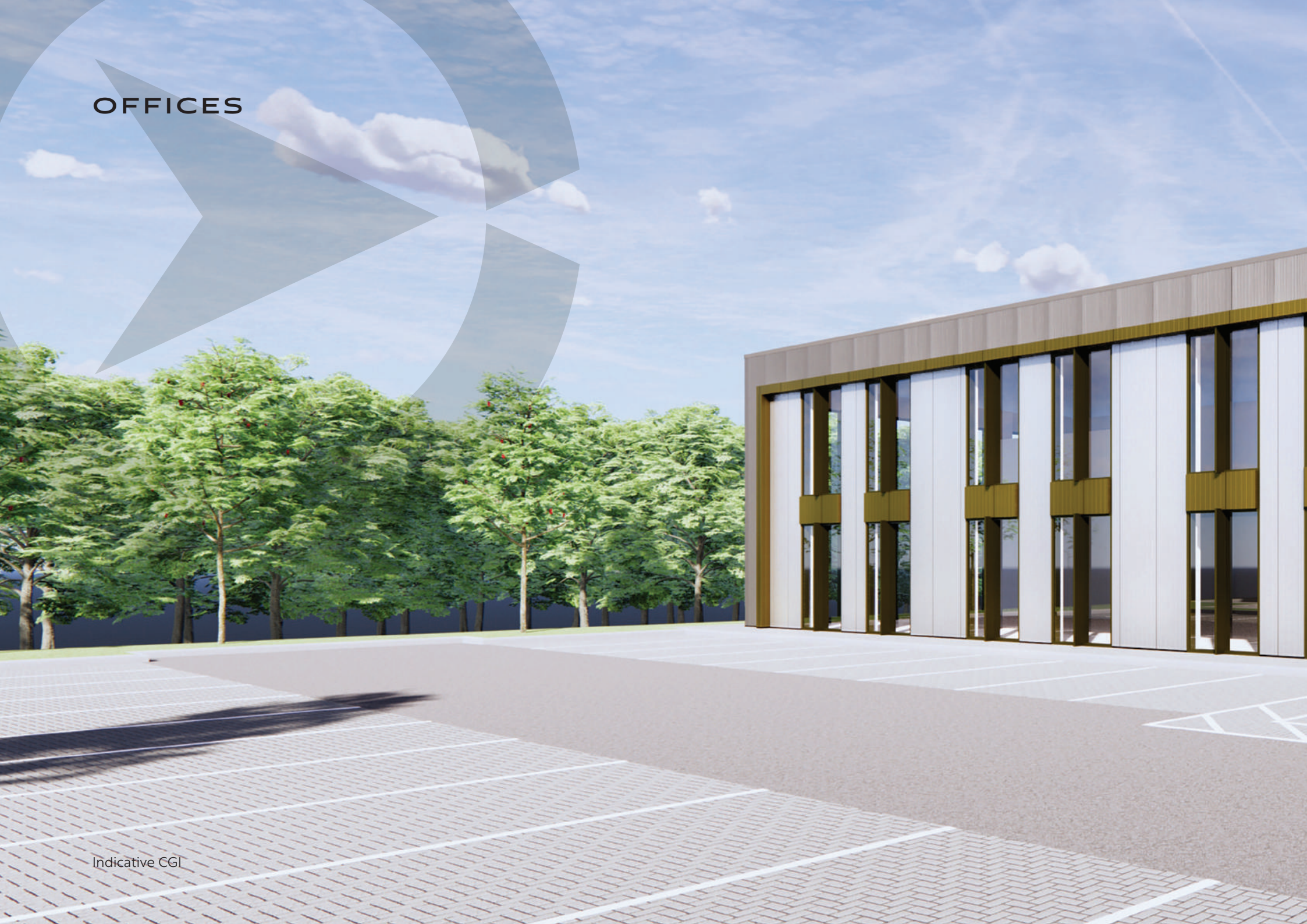
**469,000**

people within 45-minute drive



Source: Shropshire Council 2023

OFFICES



Indicative CGI



**SIGNAGE**

**2P**

## MEETING YOUR BUSINESS NEEDS



Our units will benefit from a high standard specification, prioritising energy efficiency and reducing operating costs:

- Target EPC Rating A
- EV charging points based on 20% of parking available for each unit
- 15% roof lights to all warehousing
- Roof designed to accommodate PV panels
- Glazing with excellent thermal performance, optimum reflectance to minimise solar gain
- 50kn/m<sup>2</sup> floor loading
- Internal and external high efficiency LED lighting with daylight sensors and auto dimming
- Bike shelters
- Bin stores sufficient to accommodate recycling waste facilities
- Secure fenced yards

## TYPICAL BUILDING SPECIFICATION



Flexible eaves height ranging from 8m to 12m clear internal height



Good yard facilities



Floor loading 50 kn/m<sup>2</sup>



Planning consent for B1, B2 and B8 uses



Electric roller shutter doors



Quality build EPC target A for all industrial buildings



Power solutions available for high utility occupiers



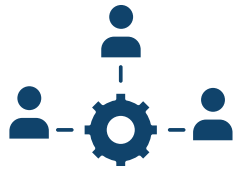
Units can be delivered quickly within approx 5-6 months\*, post signing of commercial terms

\*to shell only

# ECONOMIC OPPORTUNITY

As a county, Shropshire is innovative, creative and ambitious.

Shropshire Council is working with major stakeholders and business communities to help deliver opportunities. Their inward investment team assists in delivering major projects for the county and are able to support with:



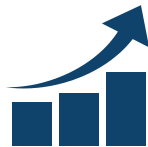
Skills sourcing



Training advice



Sourcing finance



Supporting business expansion



## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 678 9044.

FOOD HUB



## TERMS

The units are available on either a long leasehold or leasehold basis on terms to be agreed.

VAT will be payable where applicable.

EPCs will be available post completion.

## CONTACT



For further information on  
pre-lets and reservations  
or to arrange a site inspection  
please contact:

Toby Shaw

DDI: 01743 260880

Mobile: 07967 721745

Email: [toby.shaw@tsrsurveyors.co.uk](mailto:toby.shaw@tsrsurveyors.co.uk)

Conditions under which particulars are issued:

TSR for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of TSR has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate.



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