A WORLD CLASS DESTINATION

Worcestershire has it all. Recognised businesses, such as Joy Mining, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, World Class Worcestershire. The perfect location for your World Class Business.

Companies already in Worcestershire include:-

- Manufacturing
- Food processing
- Textiles
- Aerospace
- Financial services
- Retail
- Health care
- Education

They are supported by a skilled workforce of 911,000 people living in Worcestershire, catchment area are of working age.

Department such as HMRC, DSA, DEFRA and The Home Office.

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 engaged in the business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive and successful.

DEVELOPMENT BY

STOFORD

Worcester Six Development - artists impression

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)

www.worcestersix.co.uk
WORCESTERSHIRE -
A WORLD CLASS DESTINATION

Rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and an excellent transport infrastructure, Worcestershire 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 J D 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 a great place to live. It’s a large enough place to have great facilities, it’s located close enough to population centres to attract the right people – and it’s a great place to bring up a family.”

Guy Mucklow, CEO of PCA Predict

Companies already in Worcestershire
Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world class location. When complete Worcester Six will provide 1.5m sq ft of employment floor space in a unique business environment. The region’s statistics are impressive:

- 62% of the 911,000 people living in Worcestershire’s catchment area are of working age.
- Local machine manufacturing and engineering employment is 85% above the England average.
- The local workforce has a high proportion of people working in high-tech manufacturing - four times the regional average and twice the national average.
- There are over 172,000 students at the 10 universities within an hour’s drive.
- The quality of life in Worcestershire makes relocation very attractive with a rich historical and natural heritage, world-class sporting and cultural attractions and top performing schools.

**STOFORD**

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 12 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, TPG, 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
Worcestershire has it all. With stunning scenery, rich heritage, top class sporting and cultural attractions, an ideal location for corporate headquarters. Recognised businesses, such as Joy Mining, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, and local machine manufacturing and engineering employment are a significant part of the local workforce. The local workforce has a high proportion of people working above the national average.

The local workforce has a high proportion of people working above the national average. Worcester is a large and attractive city with a rich historical and natural heritage, world-class sporting and cultural attractions and top performing schools. Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable the delivery of up to 1.5 million square feet of B1, B2 and B8 uses.

The city also benefits from the rapidly growing University of Worcester as well as access to 10 universities within an hour’s drive, providing quality education opportunities to over 172,000 students. Malvern Hills Science Park, which is home to the National Cyber Skills Centre and has expanding research and development facilities, is also in close proximity.

“Worcesteshire 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, Chief Operating Officer, Sanctuary Group
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 Mazak, Southco Fasteners and RWE Npower’s regional office. Worcester Rugby Football Club, the home of the Worcester Warriors, is located directly adjacent to J6.

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) 24 miles 23 minutes
- M6 (Junction 8) 30 miles 37 minutes
- Birmingham 25 miles 35 minutes
- Bristol 63 miles 63 minutes
- London 128 miles 157 minutes
- Birmingham International Airport 31 miles 30 minutes
- Jaguar Land Rover (Solihull) 31 miles 43 minutes
OVERVIEW

- 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.
- Off site highway infrastructure works now complete.
- Phase A access road complete with Phase B access road under construction. Two speculative units now complete on Phase A.

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

PHASE 1A

This is the initial phase of development which is now established with the speculative development of two industrial/technology units extending to 45,383 sq ft and 163,370 sq ft.

Adjacent to this there is further planned development including a standalone 28,500 sq ft on Plot 2A and 72,500 sq ft on Plot 2B.

Buildings are available on a design and build basis from 10,000 sq ft up to 100,000 sq ft.

<table>
<thead>
<tr>
<th>Unit</th>
<th>Commercial ft²</th>
<th>Office ft²</th>
<th>Total ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1A (B1)</td>
<td>-</td>
<td>37,975</td>
<td>37,975</td>
</tr>
<tr>
<td>Unit 1B (B1)</td>
<td>-</td>
<td>37,975</td>
<td>37,975</td>
</tr>
<tr>
<td>Unit 1C (B1)</td>
<td>-</td>
<td>10,500</td>
<td>10,500</td>
</tr>
<tr>
<td>Unit 1D (B1)</td>
<td>-</td>
<td>33,130</td>
<td>33,130</td>
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<tr>
<td>Unit 2A (B1/B2/B8)</td>
<td>24,000</td>
<td>2,500</td>
<td>26,500</td>
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<tr>
<td>Unit 2B (B1/B2/B8)</td>
<td>Under Offer</td>
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<td>72,500</td>
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<td>L63 (B1/B2/B8)</td>
<td>155,333</td>
<td>7,825</td>
<td>163,158</td>
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<tr>
<td>L45 (B1/B2/B8)</td>
<td>Let</td>
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<td>45,383</td>
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<tr>
<td>Total</td>
<td>181,333</td>
<td>129,995</td>
<td>429,328</td>
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PHASE 1B

Suitable for larger scale occupiers for buildings up to 500,000 sq ft. Work on this phase is now underway following the agreement of a 140,000 sq ft to Kimal.

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<th>Unit</th>
<th>Commercial ft²</th>
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<th>Total ft²</th>
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<tr>
<td>Unit 5A (B1)</td>
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<td>40,000</td>
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<tr>
<td>Unit 5B (B1)</td>
<td>-</td>
<td>40,000</td>
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</tr>
<tr>
<td>Unit 6</td>
<td>89,000</td>
<td>4,500</td>
<td>93,500</td>
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<tr>
<td>Unit 7</td>
<td>104,850</td>
<td>5,200</td>
<td>110,050</td>
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<tr>
<td>Unit 8</td>
<td>161,000</td>
<td>8,000</td>
<td>169,000</td>
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<td>Unit 9</td>
<td>300,000</td>
<td>12,500</td>
<td>312,500</td>
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<tr>
<td>Unit 10A</td>
<td>Pre Let to Kimal</td>
<td></td>
<td>140,000</td>
</tr>
<tr>
<td>Unit 10B</td>
<td>-</td>
<td>6,000</td>
<td>6,000</td>
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<tr>
<td>Total</td>
<td>912,847</td>
<td>125,621</td>
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<tr>
<td>Plot 10C</td>
<td>Expansion Land</td>
<td>0.94 acres</td>
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</tbody>
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Note the above areas are indicative only.
World Class Worcestershire. The perfect location for your World Class Business.

Worcestershire has it all.

Yet the jewel in Worcestershire’s crown has to be the quality of life the County can offer. A WHOLESOME place to live, work and play, home to 10 universities within an hour’s drive, providing quality education opportunities to over 70,000 students.

A WORLD CLASS DESTINATION

"Worcestershire is a great place to live. It’s a large, diverse and attractive area with a wide range of living and leisure opportunities. There is always something happening here, with great restaurants, shopping and a vibrant cultural scene. The countryside is lovely and the city is full of history and character. It’s a great place to raise a family with good schools and lots of outdoor activities to enjoy." - Guy Mucklow, CEO of PCA Predict

Rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and excellent transport links to the rest of the UK, Worcestershire is well placed to meet the needs of international businesses.

With particular strengths in advanced manufacturing, agri-tech and IT – including aerospace manufacturing – Worcestershire is home to world class businesses, such as Joy Mining, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, and twice the national average.

Companies already in Worcestershire or visiting include Amazon, AstraZeneca, Jaguar Land Rover, LaSalle, BlackRock, TPG, GE, Severn Trent Water, Npower, Admiral, and has an enviable list of local employers including: Co-op, Amazon, Airbus, Nestle, Temple Manor Care, The Midcounties Co-op, AstraZeneca, Pigeon website.

Working together with

Worcestershire Local Enterprise Partnership

Wychavon District Council

Worcestershire County Council

Worcester City Council

BNP Paribas Real Estate

Harrislamb Property Consultancy

Stoford

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