

CONNECT

M6 | M6 TOLL | A5

FOR SALE / TO LET

TWO SPECULATIVE UNITS | 153,635 SQ FT | 129,550 SQ FT
LOGISTICS | WAREHOUSE | INDUSTRIAL

SAT NAV: WS11 8LD



PERFEQT BY DESIGN

The Developer has commissioned award-winning architects, GMTW, to design two supremely efficient and sustainable industrial/commercial buildings on the Kingswood Lakeside development near Cannock, Staffordshire – the result is **CONNEQT Alpha** and **CONNEQT Beta**.

Situated in the heart of the UK, directly adjacent to the national motorway network, **CONNEQT** is without doubt one of the most accessible and connected distribution sites in the country.

A number of high profile occupiers have already recognised the immense benefits of a move to this prime business location:

- DHL
- Unilever
- 3663 First For Foodservice
- Briggs Equipment UK
- APC
- Veolia
- HellermannTyton
- First Choice

You now have an opportunity to join these names by taking **CONNEQT Alpha** or **CONNEQT Beta** – two individually designed logistics/warehouse/industrial units of 153,635 sq ft and 129,550 sq ft respectively - either on a lease or as an owner-occupier.



Unrivalled CONNEQTION
and design PERFEQTION make
CONNEQT Alpha and **CONNEQT Beta**
the ideal business location.

Where businesses converge.

Construction has commenced
on the speculative development
of two units each totalling
153,635 sq ft and 129,550 sq ft.





CITIES		MOTORWAYS	
Birmingham	22 miles	M6 Toll junction T7	1.6 miles
Stoke-on-Trent	30 miles	M6 junction 11	4 miles
Coventry	38 miles	M6 junction 12	5 miles
Derby	40 miles	M54 junction 1	6 miles
Sheffield	62 miles	M1 junction 21	55 miles
Manchester	80 miles		
London	135 miles		
PORTS		AIRPORTS	
Liverpool Superport	84 miles	Birmingham	24 miles
Hull	156 miles	East Midlands	40 miles
Southampton	160 miles	Manchester	64 miles
Harwich	190 miles	Liverpool	78 miles
Folkestone	210 miles		

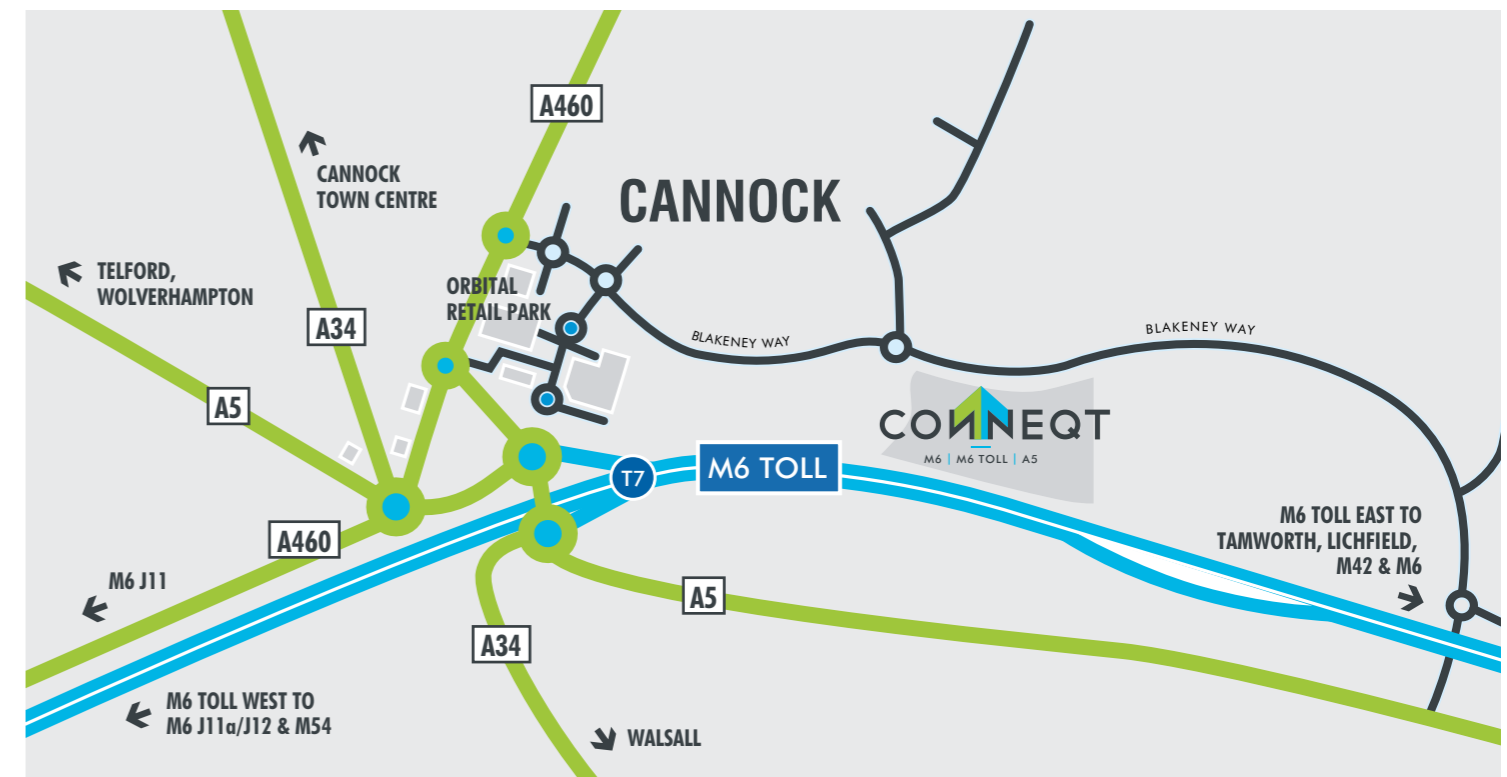
CONNEQTED

CONNEQT's access to road, rail and air networks puts your workforce, clients and suppliers all within easy reach – whether that's regionally, nationally or internationally.

Immediately adjacent to the M6 Toll and with ready access to the M6, M42, M1, A5 and A34, **CONNEQT Alpha** and **CONNEQT Beta** enjoy unrivalled connectivity to the rest of the country – the great majority of key UK cities are within a 3 hour drive.

Four international airports and the rapidly expanding Liverpool Superport are within a 90 minute drive while a number of major rail freight terminals are also close by.

Whether by road, rail, air or sea, at **CONNEQT** you'll be close to your customers and supply chain, wherever they may be.



CONNQ T SITE PLAN



The design and construction of both units complies with the highest industry standards and conforms with BREEAM 'Very Good' and a minimum EPC 'B' rating.

With construction underway, the many benefits and features inherent in the design of these units is already becoming apparent.

Oversized yard areas, ample parking bays, HGV turning areas, generous office space and domestic facilities all complement the large, uninterrupted operational floor space included in the design of these two Grade A logistics/warehouse/industrial units.

Each unit will be securely fenced along the perimeter with well-designed access points and roads, together with attractive landscaping.



View the development in 3D on your smartphone or tablet

STEP 1

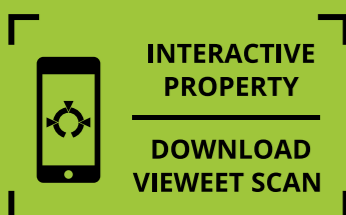
Download the free **Vieweet Scan** App for either Android or iPhone.

STEP 2

Open the **Vieweet Scan** App and with your smartphone or tablet, fill the entire screen with the site plan image. You'll need a minimum 3G internet connection.

STEP 3

Experience a 3D Augmented Reality view of the site. You can move around the development to see it from any angle, and zoom in and out to get a closer view.



INTERACTIVE
PROPERTY

DOWNLOAD
VIEWEET SCAN



EXAQTING STANDARDS



The design and construction of both units complies with the highest industry standards.

CONNEQT Alpha and CONNEQT Beta have been designed to offer businesses highly efficient operations, using the best and most sustainable materials.

CONNEQT Alpha

- 153,635 sq ft (14,273 sq m)
- 138,168 sq ft (12,836 sq m) of warehousing
- 14 loading docks
- Electrically operated vertical lifts
- 2 grade level loading doors
- 72 trailer parking spaces
- Up to 290 car parking spaces
- Dedicated motorcycle parking and cycle shelter

Offices:

- 15,467 sq ft (1,437 sq m) of offices
- Male/female WCs
- Shower
- Kitchen facilities

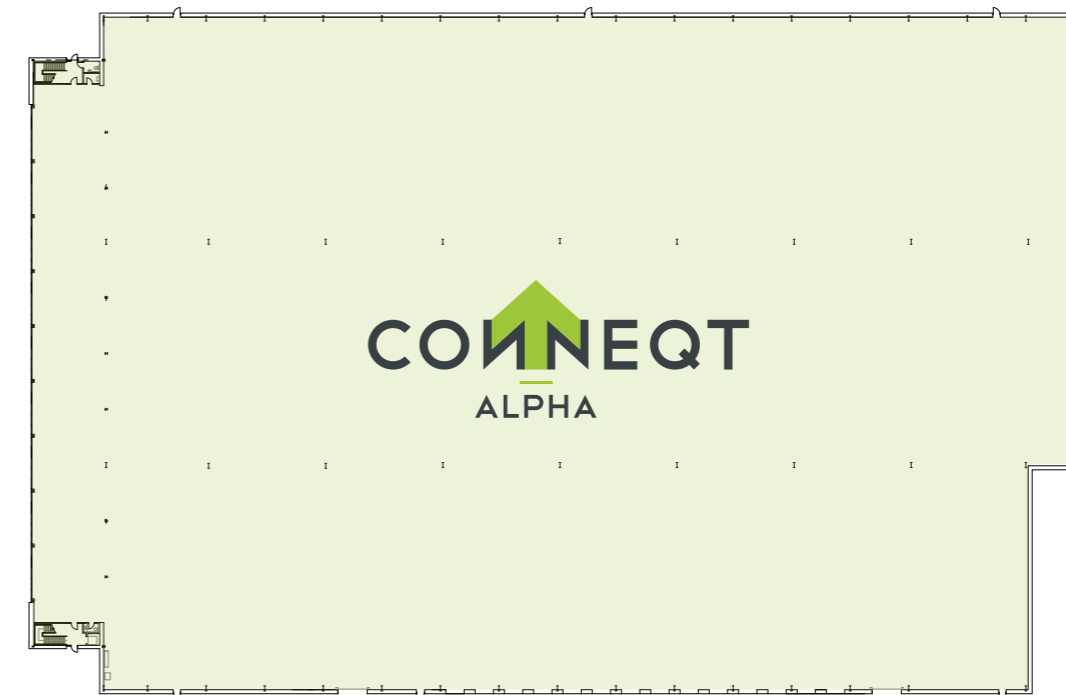
CONNEQT Beta

- 129,550 sq ft (12,035 sq m)
- 117,420 sq ft (10,908 sq m) of warehousing
- 12 loading docks
- Electrically operated vertical lifts
- 2 grade level loading doors
- 61 trailer parking spaces
- Up to 246 car parking spaces
- Dedicated motorcycle parking and cycle shelter

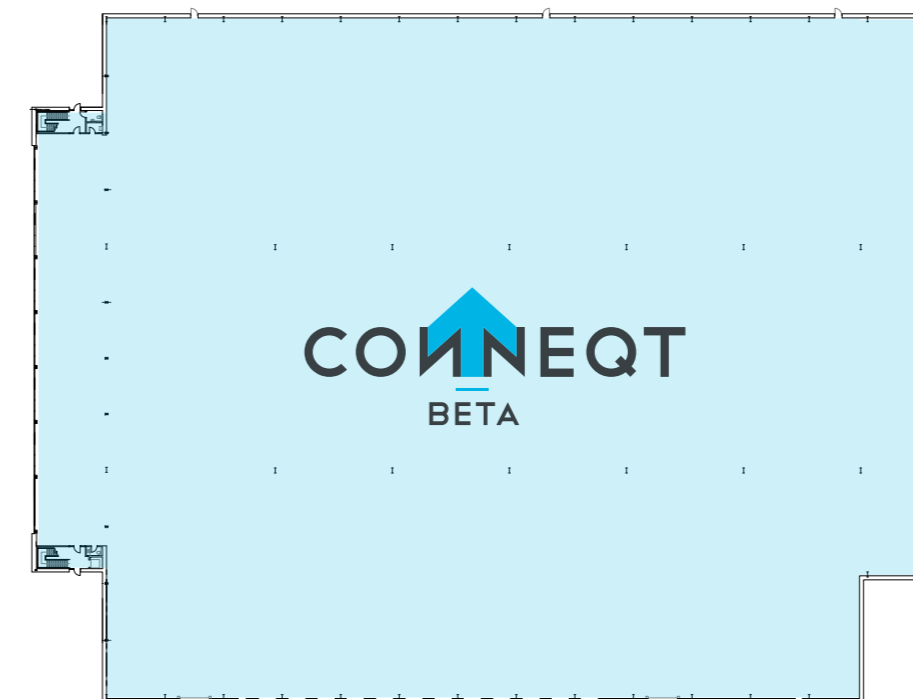
Offices:

- 12,130 sq ft (1,127 sq m) of offices
- Male/female WCs
- Shower
- Kitchen facilities

	CONNEQT Alpha	CONNEQT Beta
Total sq ft / sq m	153,635 sq ft / 14,273 sq m	129,550 sq ft / 12,035 sq m
Warehouse sq ft / sq m	138,168 sq ft / 12,836 sq m	117,420 sq ft / 10,908 sq m
Offices sq ft / sq m	15,467 sq ft / 1,437 sq m (10%)	12,130 sq ft / 1,127 sq m (9%)
Acre (plot)	7.75	6.12
Floor loading	50kN/m ²	50kN/m ²
Planning information	B1, B2, B8 with 24/7 hours of operation	B1, B2, B8 with 24/7 hours of operation
Clear internal height	12m	12m
No. HGV spaces	72	61
Number of docks	14	12
Number of level doors	2	2
B8 SCHEME		
Yard depth (m)	min. 50m / max. 112m	min. 47m / max. 98m
Car parking	186	158
B2 SCHEME		
Yard depth (m)	50	44
Car parking	290	246



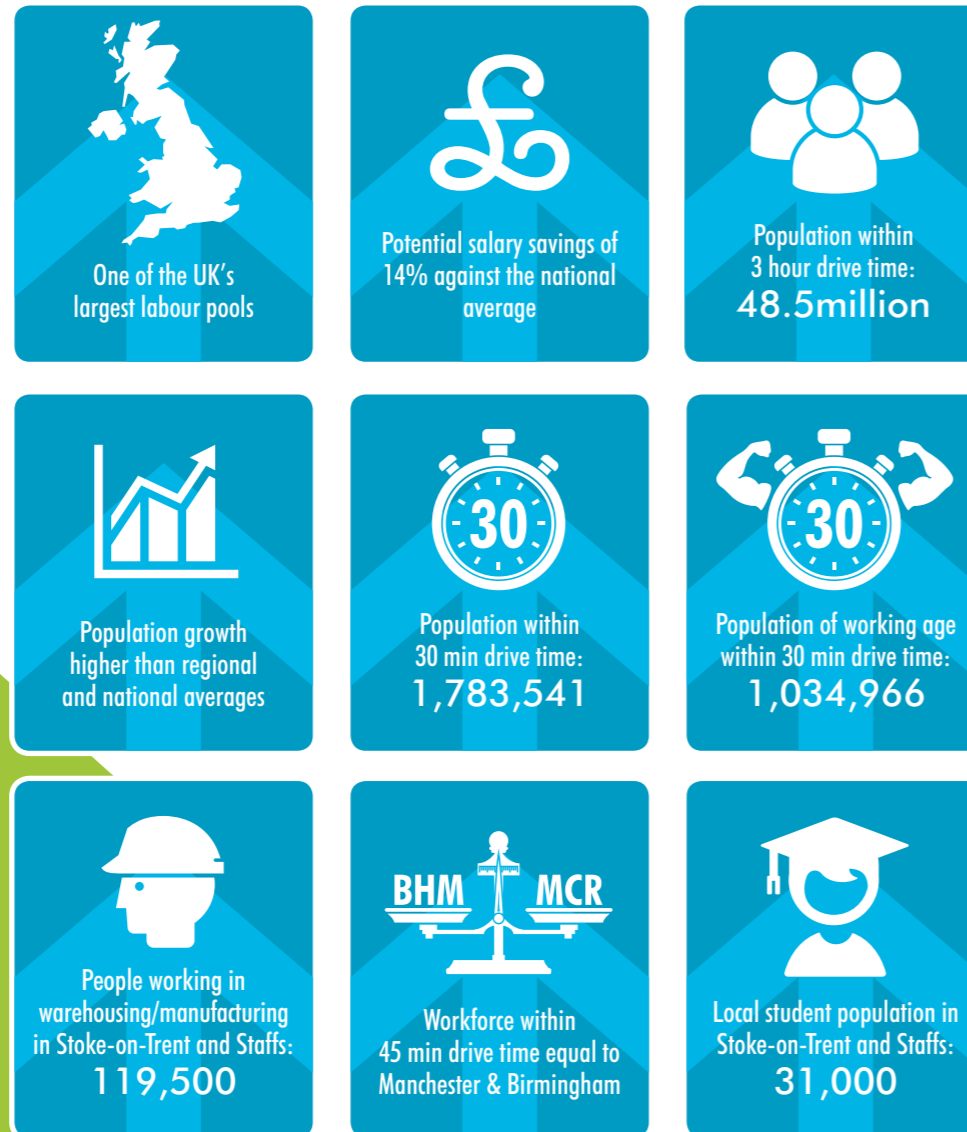
→ CONNEQT Alpha 153,635 sq ft (14,273 sq m)



→ CONNEQT Beta 129,550 sq ft (12,035 sq m)

DEMOGRAPHICS

With many major logistics operators located in the area, a skilled and experienced workforce is based around CONNEQT.



CONNEQT benefits from a large, flexible and skilled workforce on its doorstep.

Source: NOMIS for Stoke-on-Trent & Staffordshire region
makeitstokestaffs.co.uk

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