



LONG MARSTON
BUSINESS PARK



STRATFORD-UPON-AVON • WARWICKSHIRE

WAREHOUSE UNITS / EXTERNAL STORAGE
TO LET ON FLEXIBLE TERMS

OPPORTUNITY

Long Marston Business Park benefits from a permanent planning consent for approximately 1 million sq ft of distribution and office accommodation supplemented by a significant acreage of concrete surface hardstanding.

On site accommodation varies from standalone warehouses of 90,000 sq ft to 2,000 sq ft storage units and single storey office blocks.

Long Marston Business Park forms part of a larger 479 acre site where planning has been secured for a mixed use scheme including 500 dwellings and a leisure village with supporting facilities plus rail storage and maintenance.

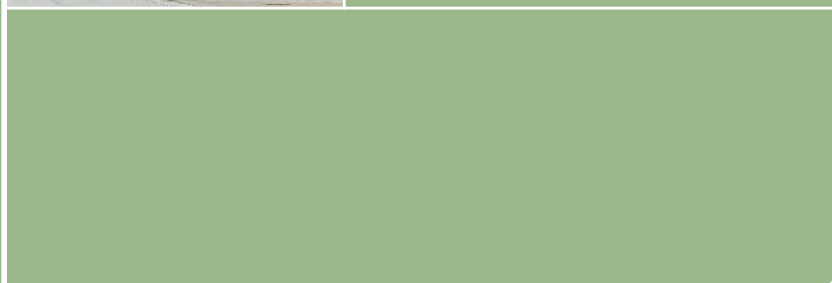
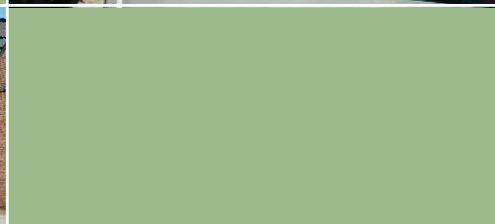
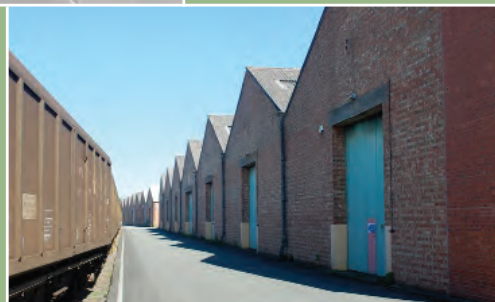
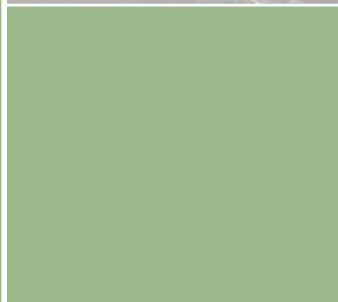
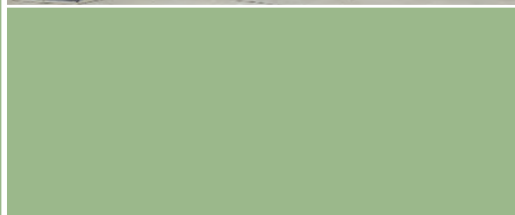
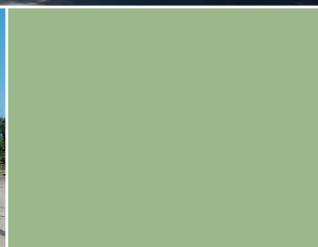
BENEFITS

The Business Park benefits from:

- 24 hour on site security
- Secure perimeter fence
- Central location benefiting from access to the M40, M42 and M5 motorways
- Well maintained accommodation
- Warehouses with eaves up to 20ft in height
- Attractive semi-rural location
- Concrete surfaced yards / storage areas
- Extensive landscaping
- Hands on managed estate

RAIL CONNECTION

The site benefits from a direct rail connection into the site from Honeybourne. This offers opportunities to tenants to transfer goods into and out of the site from the rest of the UK.



SITE PLAN



LOCATION

Long Marston is situated 7 miles south of Stratford-upon-Avon with easy access from the M5, M42 and M40 motorways. The site is positioned along the B4632 within close proximity to Long Marston Airfield.



TRAVEL DISTANCES

Stratford-upon-Avon	7 miles
Junction 15 M40	12 miles
Evesham	14 miles
Junction 3a M42	23 miles
Junction 7 M5	27 miles
Birmingham Airport	33 miles
Birmingham	35 miles
Wolverhampton	55 miles
London	111 miles

Source AA



LEASE TERMS

Leases are available on a flexible basis.



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CONTACTS



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