



# Beacon Business Park Beacon Development Zone

Weston Road, Stafford, ST18 0WL



## Industrial development land

43 acres mixed use scheme

**B1 & B2 Industrial | B8 Storage & distribution**

Part of a 50 Acre extension





# Local economic activity

The A 518 is the main route out of Stafford to the north. There are a number of major employers in this area which are under-served with regard to leisure and retail facilities.

These include:

- MOD
- Staffordshire University
- Staffordshire Police HQ
- Staffordshire Hospital & nursing school
- Technology Park
- Weston Road High School.

Beacon Business Park and Beacon Development Zone are situated in the heart of a number of key economic developments to the North of Stafford.

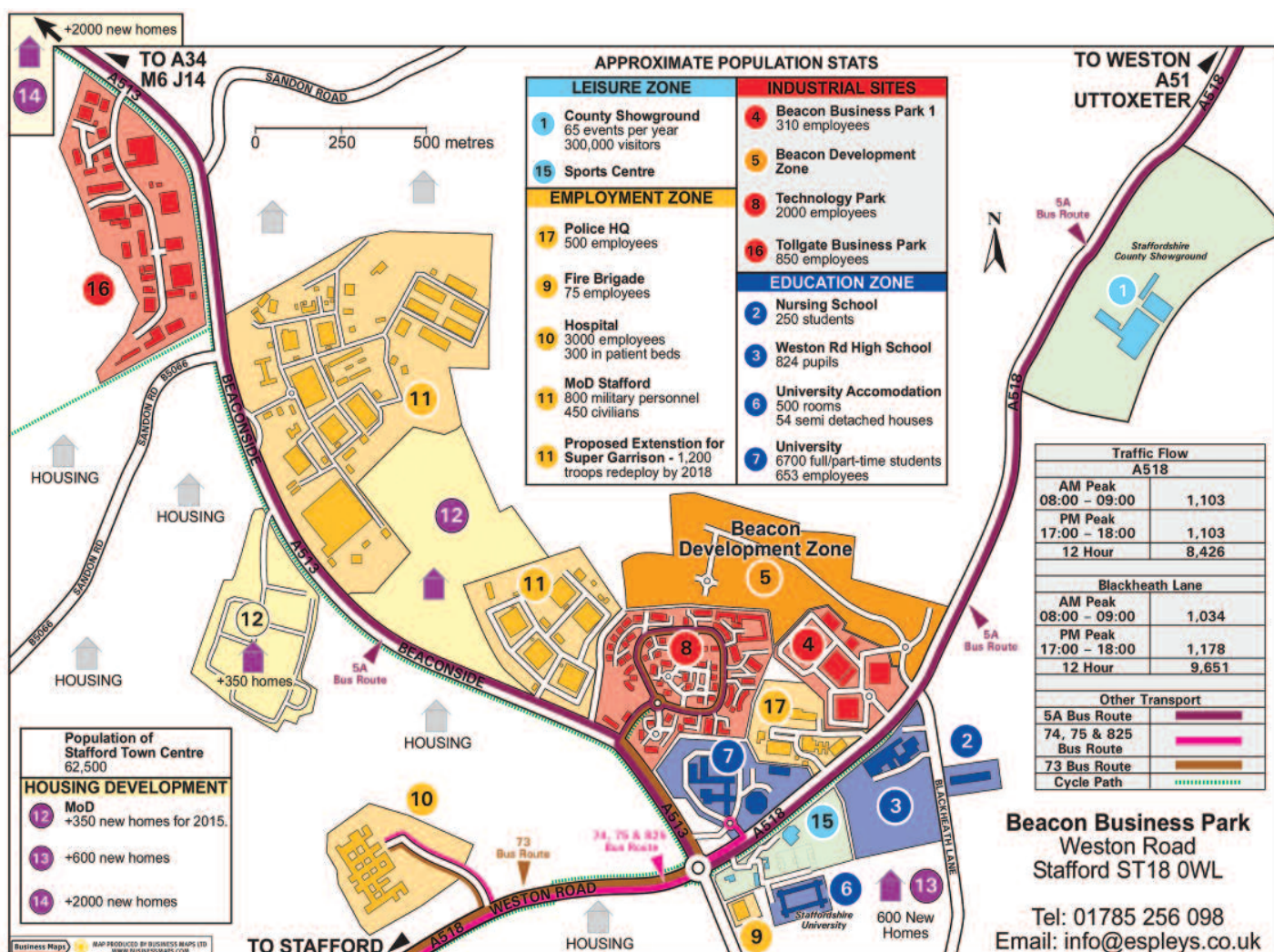
## MoD relocation

Most notably, within a couple of miles, the proposed development of an MOD Super Garrison (Project Borona) will bring around 1,200 personnel and their families to Stafford between 2015 and 2018.

## 3,000 new homes

350 homes are to be built on nearby MOD land to accommodate troops returning from Germany.

A further 2,600 new homes are planned to the north of Stafford, within easy access of the Beacon Development Zone.

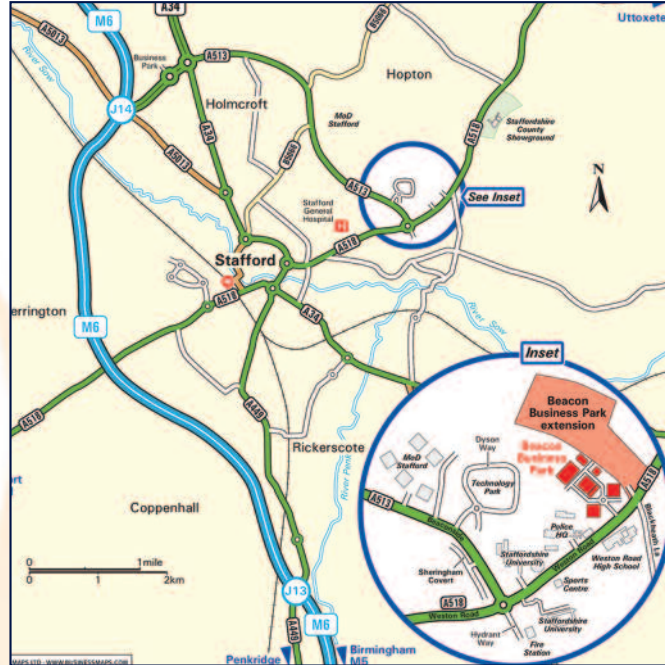


## Location

Beacon Business Park is situated in the heart of Staffordshire, UK. Its prime location is just 4.5 miles from the M6 via Junction 13 or 14.

The park is within one hour's drive of four regional airports:

|                       |          |
|-----------------------|----------|
| Birmingham Airport    | 39 miles |
| Manchester Airport    | 55 miles |
| Liverpool Airport     | 66 miles |
| East Midlands Airport | 43 miles |



**Proprietor/Developer**  
**ISE Business Park Ltd**

**Unit L Beacon Business Park**  
**Weston Road Stafford ST18 0WL**

**t: 01785 256098 f: 01785 256116**

**e: [info@espleys.co.uk](mailto:info@espleys.co.uk) [www.beaconbusinesspark.com](http://www.beaconbusinesspark.com)**