



WORCESTER  
SIX



Junction 6  
M5

LIBERTY  
45

LIBERTY  
162

ALL ENQUIRIES  
**TWO NEW SPECULATIVE**  
INDUSTRIAL / TECHNOLOGY UNITS  
**45,000 & 162,000 SQ FT**

ON SITE AUTUMN 2016 - COMPLETION SPRING 2017

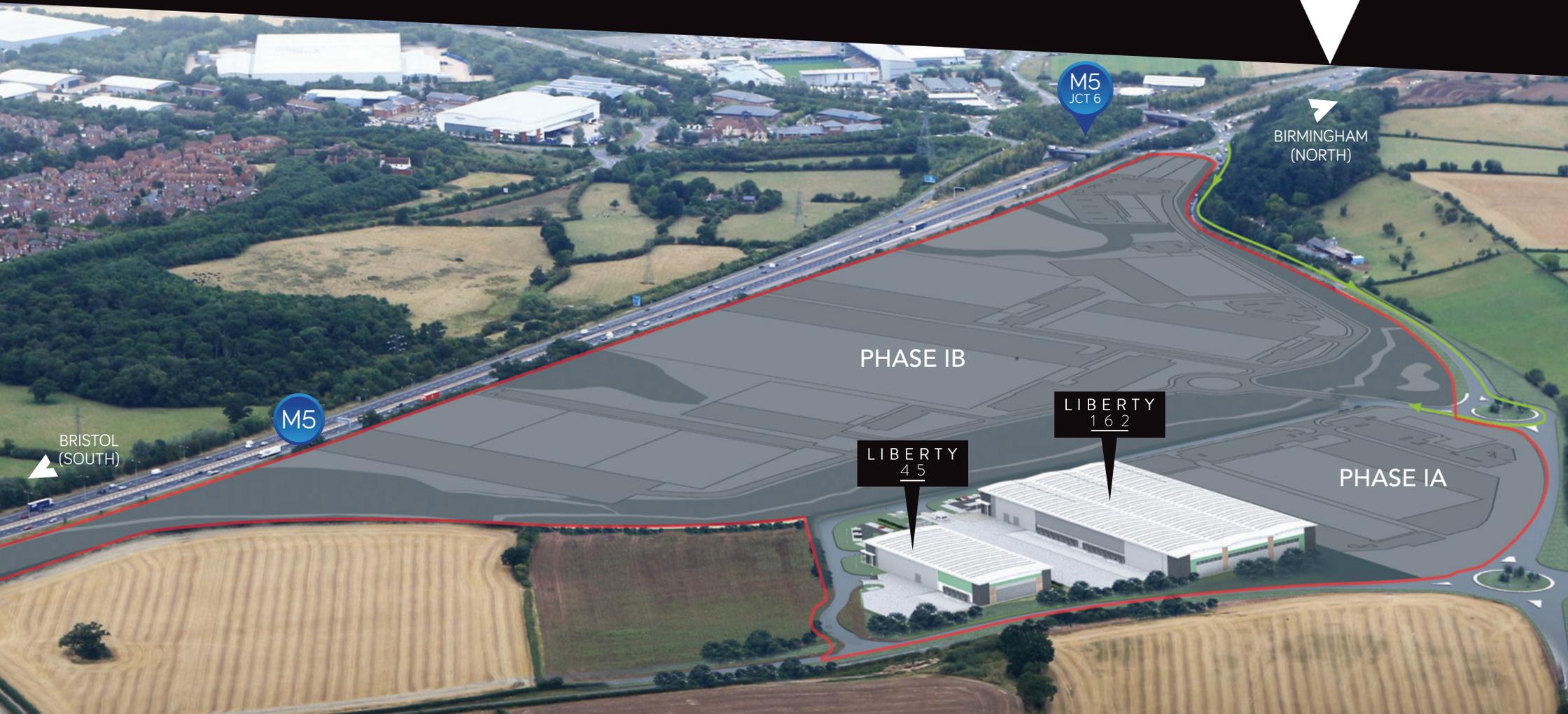
Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location. When complete, Liberty 45 and Liberty 162 will provide two new, high quality industrial/technology units in a unique business environment. 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.



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## 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 Yamazaki Mazak, Wolseley and Sainsbury's. Worcester Rugby Football Club, the home of the Worcester Warriors, is located directly adjacent to J6.



INDICATIVE CGI - LIBERTY 45

## OVERVIEW

TWO NEW HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE / TECHNOLOGY UNITS AVAILABLE SPRING 2017.

PLANNING CONSENT FOR B2 AND B8 USES.

STRATEGIC LOCATION ADJACENT TO J6 M5 PROVIDING EXCELLENT ACCESS TO THE WIDER NATIONAL MOTORWAY NETWORK.

## ACCOMMODATION

	<b>Liberty 45</b>	<b>Liberty 162</b>
Warehouse/Production	42,884	154,313
Office	2,142	7,717
<b>Total</b>	<b>45,026</b>	<b>162,030</b>

## SPECIFICATION

Both units will be built to a high specification including 10% roof lights, fitted offices with raised floors and suspended ceilings. The units will be sustainable with target EPC ratings of 'B' and a BREEAM communities rating of 'very good'.

	<b>Liberty 45</b>	<b>Liberty 162</b>
Clear Haunch Height	10m	12m
Dock Level Loading Doors	4	15
Ground Level Loading Doors	1	2
Floor Loading	50 kN/m <sup>2</sup>	50 kN/m <sup>2</sup>
Car Parking Spaces	59	114
Max Yard Depth	48m	50m

# MASTERPLAN



WORCESTER  
SIX





INDICATIVE CGI - LIBERTY 162

## TRACK RECORD



LIBERTY  
PROPERTY  
TRUST

[www.libertyproperty.com](http://www.libertyproperty.com)

Liberty Property Trust (NYSE:LPT) is a \$9.2 billion real estate investment trust which owns 104 million sq ft of industrial and office space throughout the United States and the United Kingdom (as of June 30, 2016). Founded in 1972 with headquarters near Philadelphia, Liberty develops, acquires, leases and manages properties with the mission to enhance people's lives through extraordinary work environments.

Liberty's commitment to quality and our attention to detail in executing and delivering our carefully planned developments, creates value. We have a 44 year track record of real estate innovation and excellence developing over 70 million square feet across a range of property types including – warehouses, industrial facilities, bio-pharmaceutical laboratories, offices, hotels and live/work/play communities.

Liberty's portfolio mix (by sq ft) is currently 87.4% (90 million sq ft) industrial and 12.6% (13 million sq ft) office (as of 30/06/2016) with access to 9 of the top 10 industrial markets. To date in the UK we have four logistics properties totalling 1.4 million sq ft and a consented warehouse scheme in the West Midlands which can accommodate up to 440,000 sq ft.

Liberty has been developing in the UK for over 25 year, other projects include:



### Kings Hill

[www.kings-hill.com](http://www.kings-hill.com)

A rapidly growing, 800 acre, live, work, play community in Kent.



### Cambridge Biomedical Campus

[www.cambridge-biomedical.com](http://www.cambridge-biomedical.com)

An international centre of excellence in biomedical research with committed development to date at 1.8 million sq ft.



[www.stoford.com](http://www.stoford.com)

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 10 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, 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.



### Vax Ltd

230,000 sq ft industrial unit in Droitwich.



### Moog

250,000 sq ft industrial unit in Wolverhampton.

SAT NAV:  
WR4 0AA

FOR FURTHER  
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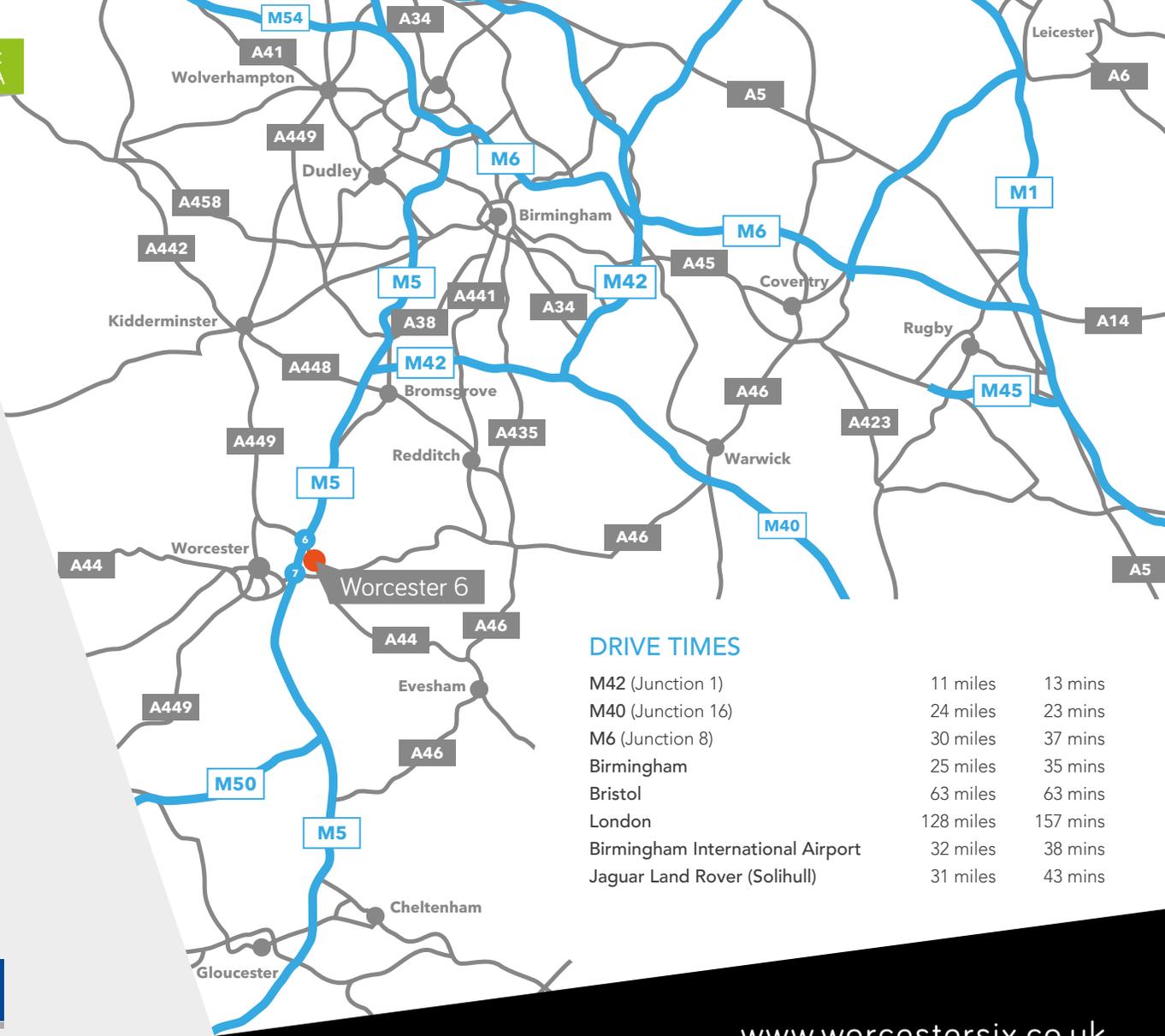
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DEVELOPMENT BY

**LIBERTY  
PROPERTY  
TRUST**

**STOFORD**



**DRIVE TIMES**

M42 (Junction 1)	11 miles	13 mins
M40 (Junction 16)	24 miles	23 mins
M6 (Junction 8)	30 miles	37 mins
Birmingham	25 miles	35 mins
Bristol	63 miles	63 mins
London	128 miles	157 mins
Birmingham International Airport	32 miles	38 mins
Jaguar Land Rover (Solihull)	31 miles	43 mins

Working together with



www.worcestersix.co.uk

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