

ERGO 66

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SHACKLETON WAY, STAFFORD, ST16 1GW

WWW.ERGOSTAFFORD.CO.UK

LAST UNIT
REMAINING

ERGO 66
66,738 SQ FT

LET TO
FDL

AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET

NEW INDUSTRIAL / LOGISTICS UNIT
OF 66,738 SQ FT (6,200 SQ M)

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Overview

Ergo 66 comprises a brand new speculatively built industrial/warehouse unit which is available for immediate occupation. The unit is of a steel portal frame construction with profile clad elevations and insulated profile clad roofs. It has been completed to a high quality sustainable specification, with an EPC Rating of A.

Features



EPC
RATING – A



2 EV CHARGING
POINTS



50M YARD
DEPTH



6 DOCK LEVEL
DOORS



2 LEVEL ACCESS
LOADING



10M TO HAUNCH

Building Specification

ERGO 66

Ground Floor Warehouse
62,128 Sq Ft (5,771 Sq M)

First Floor Offices
4,610 Sq Ft (428 Sq M)

Total GIA
66,738 Sq Ft (6,200 Sq M)

Specification

- 6 dock level doors
- 2 level access doors
- 10m haunch height
- Floor loading 50KN/m²
- 82 parking spaces plus 4 disabled spaces
- 4 HGV spaces
- Cycle parking
- 2 EV charging points
- First floor offices
- 6 person passenger lift

KEY

- Development boundary
- Warehouse building



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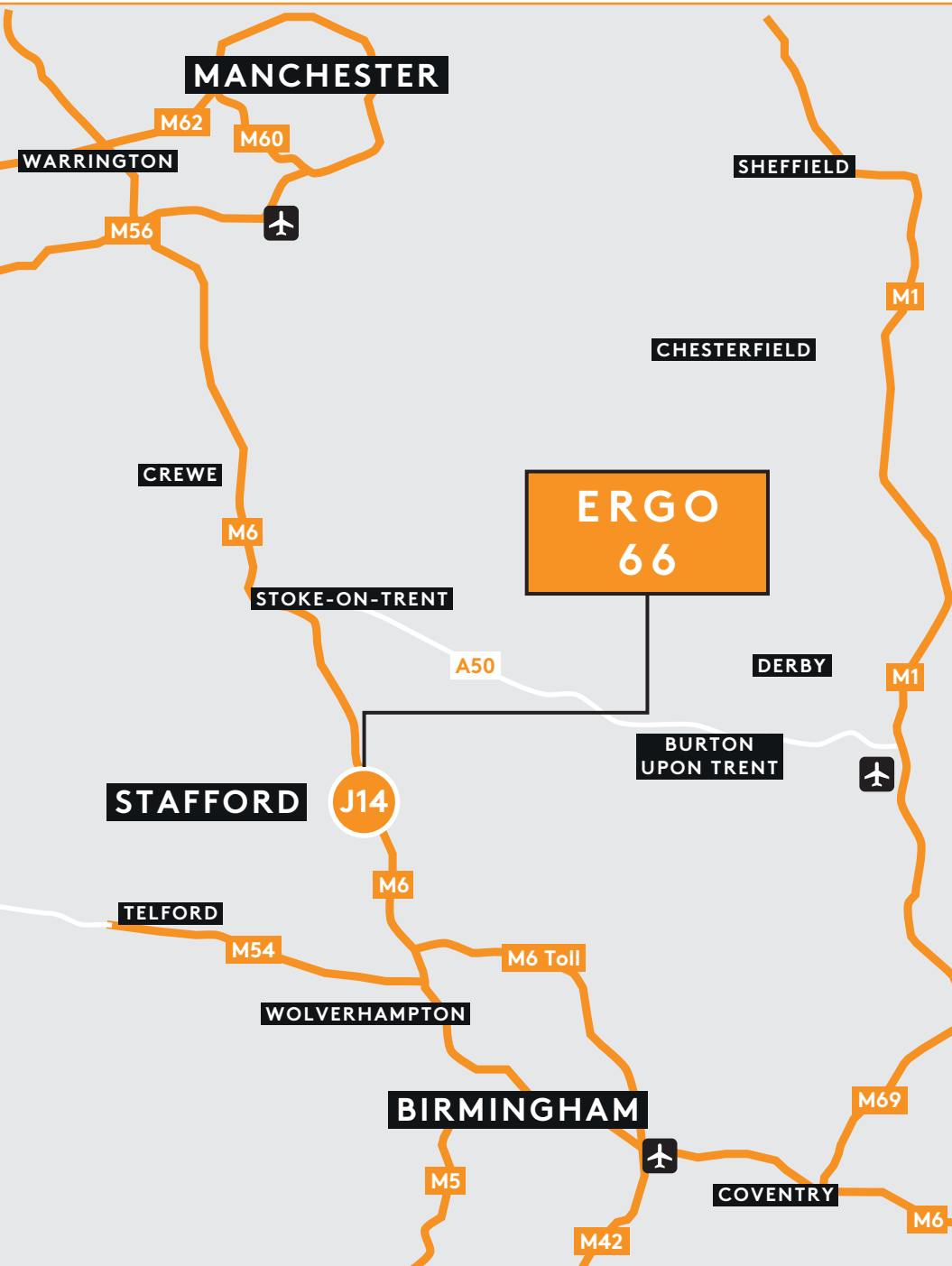
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Location

Ergo 66 is located approximately 1 mile from Junction 14 of the M6 Motorway. Junction 14 provides motorway access to Stoke on Trent and Manchester to the north and Birmingham and the M6 Toll to the south.

The unit is located off Shackleton Way in an established distribution location 1.5 miles north of Stafford town centre. Occupiers in the surrounding location include iforce, Screwfix, Altecnic, Culina Logistics and Saint-Gobain. The business park benefits from a range of amenities to include a Premier Inn Hotel and The Shire House and Brewers Fayre Pubs.

Drive times

LOCATION	MILES	MINS
J14 OF M6	1	2
STAFFORD	1.5	4
STOKE	14.4	25
WOLVERHAMPTON	19	30
TELFORD	23.4	40
CREWE	27.2	40
BIRMINGHAM	30.7	41
DERBY	34.6	54
BIRMINGHAM AIRPORT	42.7	54
MANCHESTER AIRPORT	49.3	63
MANCHESTER	54.5	70

Planning

We understand that the property has planning consent for the Use Classes E, B2 & B8.

EPC

The property has an EPC rating of A.

VAT

All figures are subject to VAT where applicable.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

Services

All mains services of electricity, gas and water will be connected to the building.

Contact



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