

Worcester Technology Park

Junction 6, M5



opening for business



Worcestershire
Local Enterprise Partnership

a partner of



WORCESTERSHIRE.
BUSINESS.CENTRAL.

Welcome to Worcestershire and the Worcester Technology Park.

Situated in the Heart of England, Worcestershire has much to offer including access to one of the best road transport networks in the UK allowing for rapid connection to UK and other European markets.

The City of Worcester is one of the UK's historic cathedral cities, but has a diverse growth economy with strong engineering and metal processing sectors at its heart.

In the Worcester Technology Park we believe that we have a world class proposition, backed by a highly focused and skilled delivery partnership that will work with you and your management team to help deliver all aspects of your business growth aspirations.

We would be delighted for you to be part of this exciting proposition.



The Worcester Technology Park is to be developed on a greenfield site of some 72 hectares (178 acres) immediately to the east of the M5 motorway, adjacent to Junction 6.

The location is shown on the attached plan A below.

Plan A



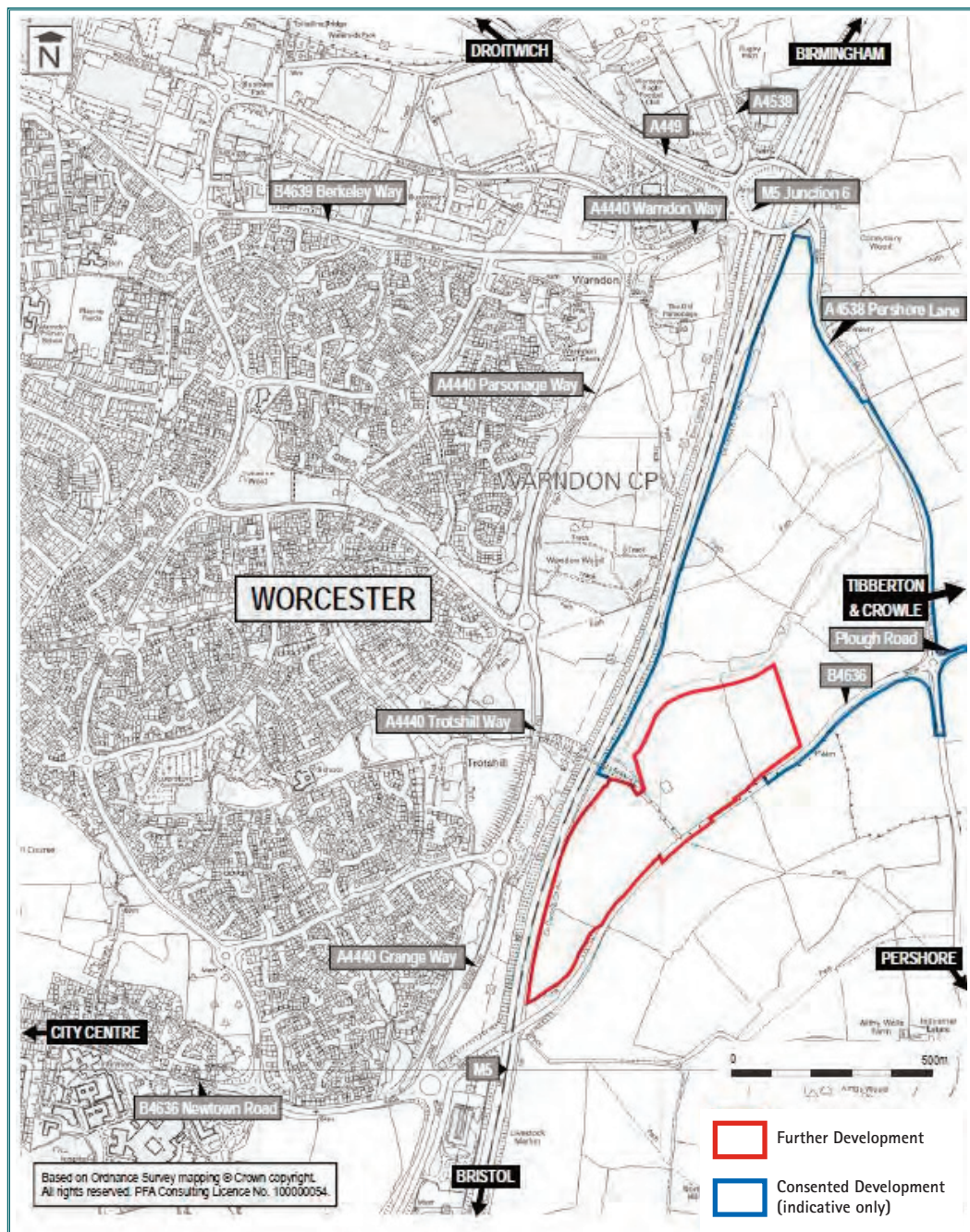
The site is shown in more detail on plan B below. The northern part of the site, outlined in blue on plan B, has outline planning consent for 140,000 m² (1,500,000 sq ft) gross of manufacturing, offices, research and development and logistics. This consent was originally obtained for one occupier but is now being revised to allow for multiple occupation.

The southern part of the site outlined in red on plan B, is being brought through the planning process and should provide a further 78,000 m² (840,000 sq ft) approx. gross of B1a/b office, research & development and B1c light industrial uses.

The intention is to carry out an integrated, Masterplanned high quality development with high standards of management and good neighbour covenants.

The development is being brought forward in a collaboration between the landowner and Worcestershire County Council working in partnership to deliver the early phase construction of the Technology Park.

Plan B



Plan C (overleaf) is an early stage illustrative layout of the whole development. At this stage it is envisaged that larger research and development/manufacturing uses will be located on the northern part of the site and smaller office/R&D/high technology units on the southern part of the site.

There is direct national and local government support to deliver the infrastructure and services that will make this a sustainable and resilient business location fit for the 21st century and beyond. At this stage the vision for the Technology Park is based on sustainable principles and includes a possibility of onsite renewable energy generation, management of waste and waste water treatment and water resource management. It is anticipated that buildings on the site will be ready for first occupation in mid-2015. At this stage it is envisaged that early stage of development will comprise three distinct elements:

1. Large occupiers on the northern part of the site who are interested in land purchase or design and build opportunities.
2. Smaller companies on the southern part of the site requiring mixed high quality accommodation between 10-25 ,000 sqft, which will be provided for by speculative development and will allow occupier purchase or letting.
3. An Enterprise Centre for smaller occupiers.

The intention of this document is to engage local and national occupiers who are seeking high quality and more sustainable accommodation in the Worcester area.



Development Programme

- ➔ Investment decision on first phase of development – **May 2013**
- ➔ Start of offsite highway and infrastructure construction works – **June 2013**
- ➔ Start of on-site earth works – **Autumn 2013**
- ➔ Detailed planning application for first operational buildings – **Autumn 2013**
- ➔ Construction of first units – **Summer 2014**

Plan C

TECHNOLOGY PARK - NORTH (BARTON WILLMORE)

The scaling of this drawing cannot be assured
Revision _____ Date _____ Dm Cld

Plot No	Use Class	Building Height	Building Footprint (sqm)	(sqft)	Total Gross Floor Area (sqm)	(sqft)	Parking Provision	Disabled	Lorry
1	B1	3	2000	21627.82	6000	64983.48	200	10	0
2	B1	3	4500	47743.18	14700	162292.48	480	25	0
3	B1	3	3000	32291.73	9000	96976.18	300	15	0
4	B2	1	28500	304818.85	28500	304818.85	1133	6	57
5	B2	1	9000	93333.54	9000	93333.54	182	10	0
6	B2	1	6200	66736.24	6200	66736.24	124	6	12
7	B2	1	6200	66736.24	6200	66736.24	124	6	12
8	B2	1	4500	48437.69	4500	48437.69	90	5	0
Total:			64700	686424.98	64500	692650.40	2509	62	69

coverage soft / acre 14238.14638

Use	car parking	lorry
B1	1 space per 30sq.m. GFA + 1 disabled space per 20 car parking spaces (meets Worcestershire County Council Parking Standards)	1 lorry space per building (less than required in Worcestershire County Council Parking Standards)
B2	1 space per 50sq.m. GFA + 1 disabled space per 20 car parking spaces (meets Worcestershire County Council Parking Standards)	1 lorry space per 500sq.m. GFA (less than required in Worcestershire County Council Parking Standards)

Legend

- Application Site Boundary - 52.12Ha
- Development Land - 25.85Ha (63.88Ac)
- B1
- B2
- Parking
- Lorry Parking
- Loading Bays
- Additional Plot (2.02Ha) can accommodate a building with 7400-8000 sqm GFA
- Service Corridor



TECHNOLOGY PARK - SOUTH (PEGASUS)

SITE LOCATION (19.37ha)	INDICATIVE PROPOSED PLANTING
PROPOSED BUILDING (TWO-STORY)	GREEN LINK WITH POTENTIAL TO INCLUDE SWALE (SUBJECT TO DRAINAGE ADVICE)
PROPOSED BUILDING (THREE-STORY)	CAR PARKING (PROVISION IN ACCORDANCE WITH LOCAL STANDARDS FOR B1 USE)
ACCESS POINT	Notes
LANDSCAPE WATER FEATURE (SUBJECT TO DRAINAGE ADVICE)	Layout subject to comments on drainage and highways; and to findings of tree survey.
PRINCIPAL HIGHWAY LINK	Proposal based upon Use Class B1 with specific use (office/light industrial/research and development) to be confirmed.
EXISTING TREES (SUBJECT TO TREE SURVEY)	Site boundary to be extended to include land intended for sub-surface infrastructure.

Project
WORCESTER TECHNOLOGY PARK

Drawing Title
COMPOSITE MASTER PLAN NORTH + SOUTH

Date 22.01.13 Scale 1:2500@A1 Drawn by CA/M.D. Check by D.S.
Project No. 20984 Drawing No. 08 Revision B



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Worcestershire.Business.Central brings all the support available into one place making it clear and simple for businesses to access and find the help they need.

Worcestershire.Business.Central is a collaboration of information and support services from Worcestershire County Council and District Councils, Worcestershire Local Enterprise Partnership (WLEP) and other partners.

The overall objectives of Worcestershire.Business.Central are to:

- ➔ Grow and improve the performance of existing businesses within Worcestershire
- ➔ Attract new businesses to the county
- ➔ Put Worcestershire on the map as a great place to do business
- ➔ Provide a single source of information for businesses starting up, growing and moving to Worcestershire