



Chatterley Valley 387

United Kingdom

 **387,713 sq ft**
available space

 **13.1 metres**
clear height

 **Outstanding**
BREEAM certified

 **Built-to-suit**
status



Sat Nav **ST6 4PY**
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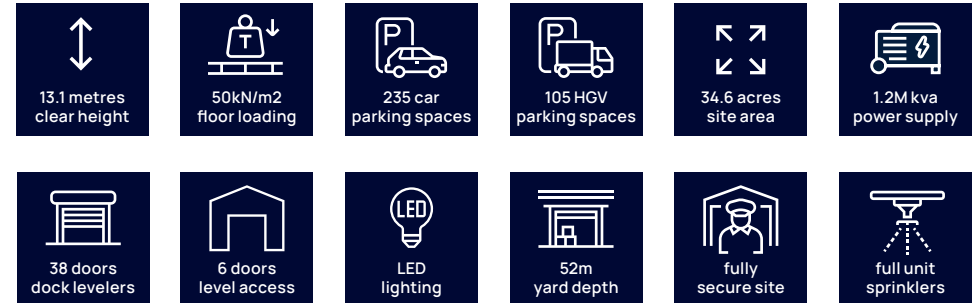
Marq Chatterley Valley 387

At the heart of the nation's supply chain

A pioneering sustainable logistics building which was the first building in the world to be awarded the BREEAM Outstanding rating at design stage.

The surrounding greenspace offers a suitable Country Park landscape for employees to take advantage of during break periods as well as before and after work. Direct access to footpaths to help boost staff retention and well-being.

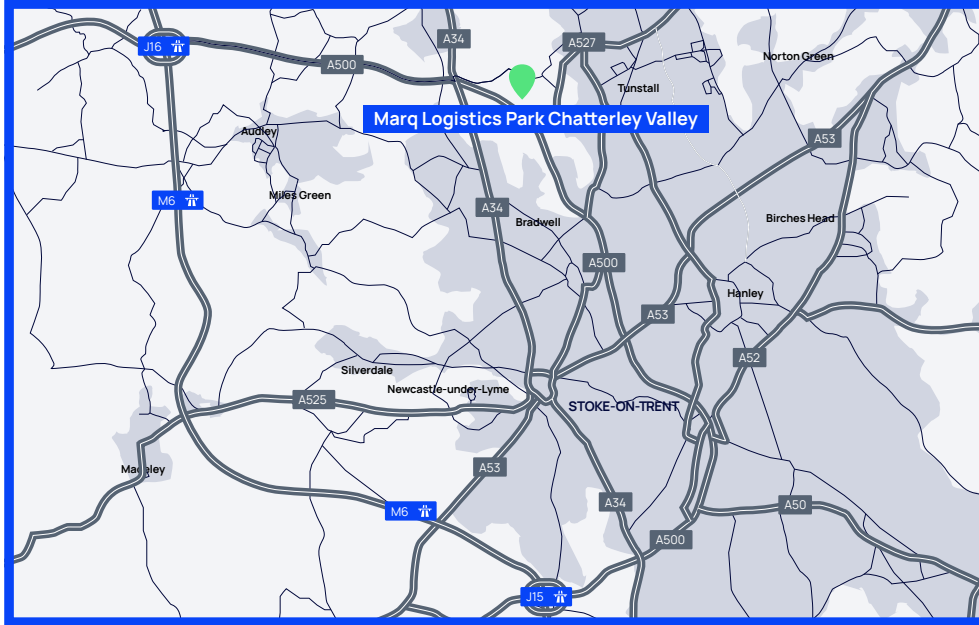
Situated 3.5 miles to the north west of Stoke. Marq Chatterley Valley is accessed via Lowlands Road and Peacock Hay Road, with both roads linking to the A34 and A500. Junction 16 of the M6 is within 4.5 miles to the West.



| Chatterley Valley 387 | Sq Ft | Sq M |
|-----------------------|----------------|---------------|
| Main Warehouse | 366,076 | 34,010 |
| Ground Floor Offices | 5,537 | 514 |
| First Floor Offices | 5,485 | 510 |
| Second Floor Offices | 5,487 | 510 |
| Plant Room | 5,128 | 476 |
| Total | 387,713 | 36,020 |







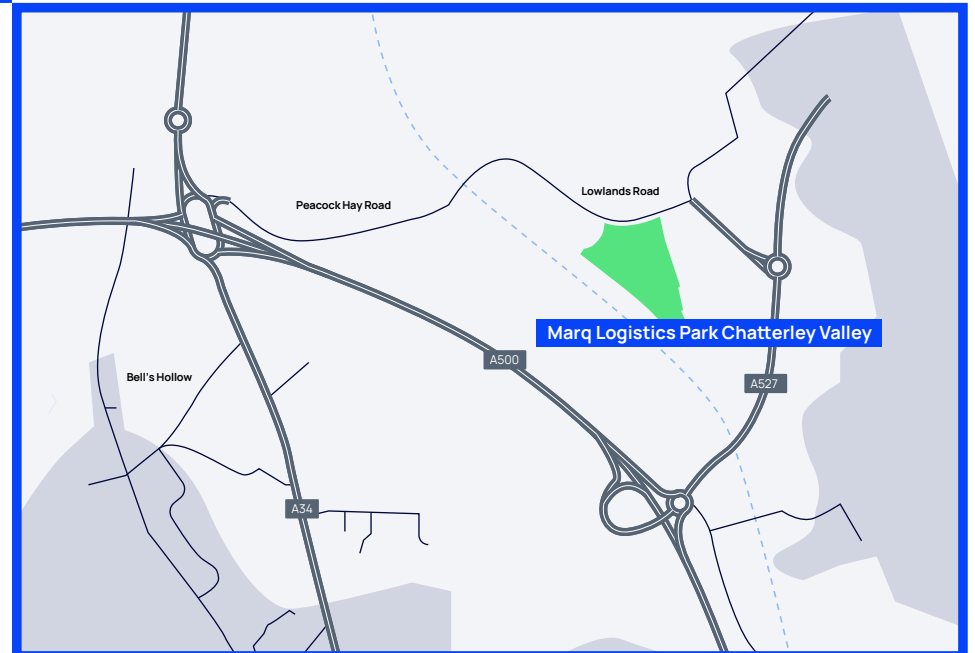
Demographics

| | |
|--------------------------|----------------|
| Working population | 121,000 people |
| Unemployment rate | 3.9% |
| People seeking work | 4,719 people |
| Machine operatives | 11.7% |
| Average local weekly pay | £552 |



Points of interest

| | | |
|------------------------|----------|---------|
| Petrol station | 1 miles | 3 mins |
| Restaurant | 1 miles | 3 mins |
| Hotel | 1 miles | 4 mins |
| Manchester Airport | 31 miles | 45 mins |
| Manchester City Centre | 39 miles | 50 mins |



Available space

and technical specification



387,713 sq ft
Available space



16,509 sq ft
Office space



2
Level access doors



25
Dock doors



50Kn/m²
Floor loading



105
HGV spaces



235
Car parking spaces



Pallets
Narrow and wide



13.1 m
Clear height



52 m
Yard depth














Floorplan
To be supplied

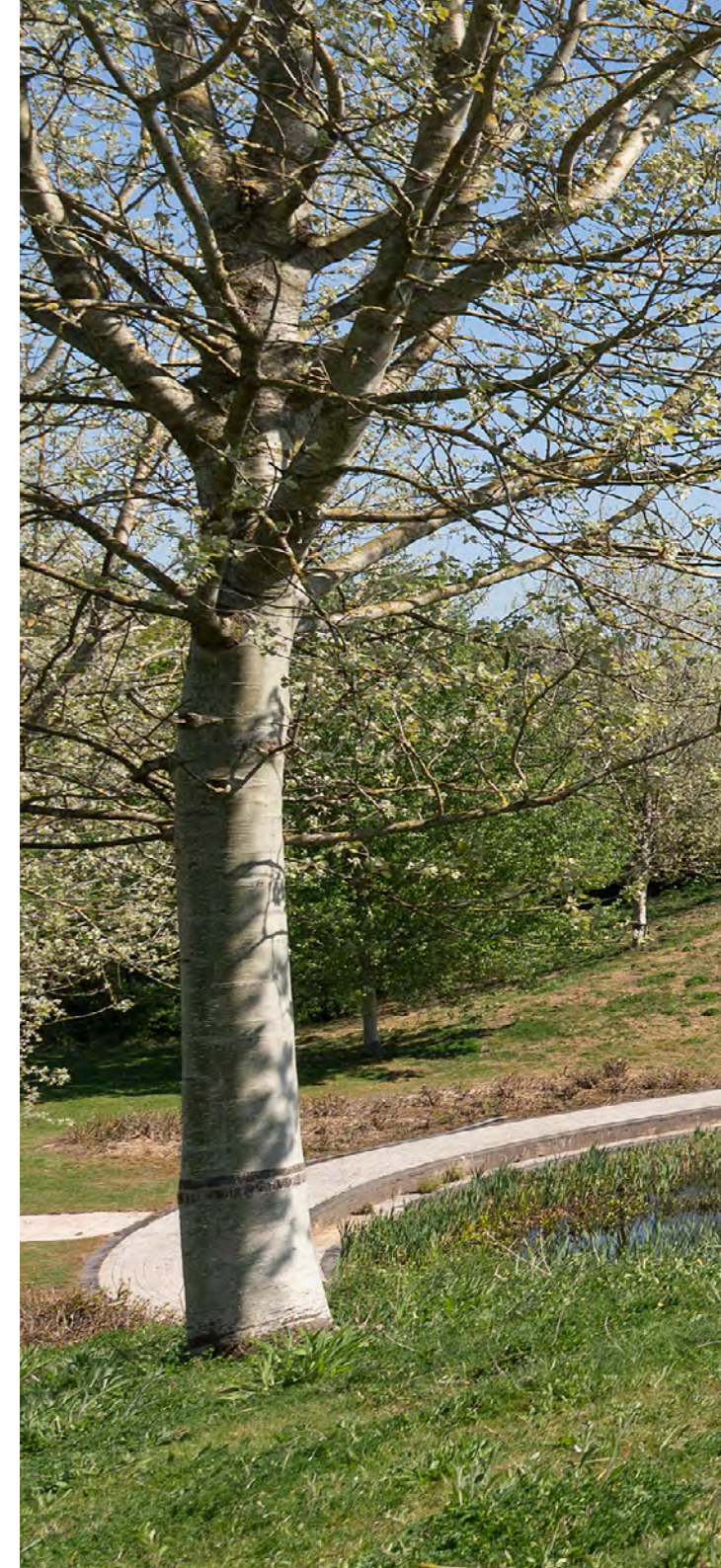
Designed

with well being in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.

| | | |
|---|---|---|
|  EPC A Rated |  BREEAM Outstanding |  Solar cell technology |
|  Roof mounted PV panels |  Pallet count Narrow 67,284 |  Pallet count Wide isle 47,472 |
|  Biomass power station |  Thermal insulation |  100% renewable heat and energy |







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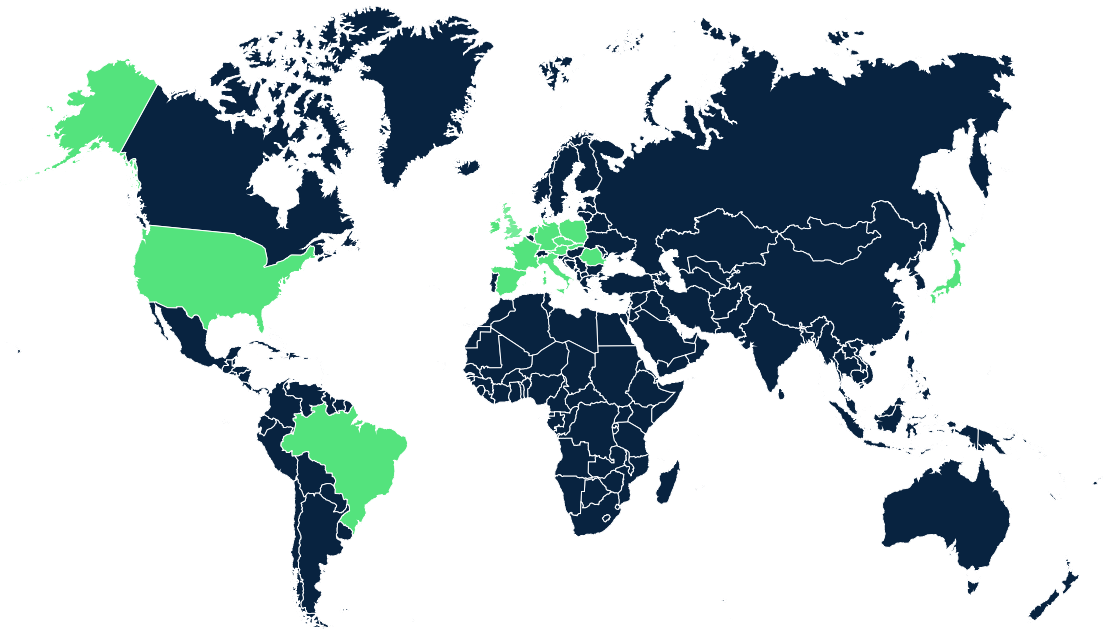
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Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.glp.com







If you would like any further information on the building, or to arrange a meeting, please contact:



James Atkinson

Real Estate Development

+44 (0)20 7070 8850
jatkinson@marqlogistics.com



Emily Le Gallais

Real Estate Development

+44 (0)78 3344 0482
elegallais@marqlogistics.com

Marq Logistics United Kingdom
50 New Bond Street
London W1S 1BJ

marqlogistics.com



If you would like any further information on the building, or to arrange a meeting, please contact:

Andrew Lynn

Partner

+44 (0) 7795 107 469
andrew.lynn@dtre.com

Tom Fairlie

Partner

+44 (0) 7747 441 858
tom.fairlie@dtre.com

Rob Kos

Partner

+44 (0) 7709 846 930
rob.kos@dtre.com

DTRE



Sat Nav

ST6 4PY

///lush.safety.pies