

# Tern Valley Business Park

Market Drayton



Fully serviced office & industrial development plots now available.

# Tern Valley Your opportunity in the cream of the county

Tern Valley Business Park Phase II is located on the southern approach to the busy market town of Market Drayton and is a fully serviced site designed with user flexibility in mind. The total site, comprising 5.5 hectares, is now available for users requiring sites from as little as 0.5 acres. Plots are available on 999 year leases subject to a premium.

Phase I of the Business Park has been fully developed and received a great deal of interest and investment from the neighbouring Müller Dairy. The Phase II site has outline planning permission for B1, B2, and B8 industrial uses, for offices, light industry, general industry, and storage and distribution. All units will be developed to BREEAM 'Very Good' environmental standards, and will benefit from the fully serviced nature of the site.

Shropshire Council is undertaking a joint venture with a private sector partner to construct a Rural Business Hub, comprising a mixture of small office and workshop space for start-up and expanding businesses. This major investment will stimulate business growth and innovation on the Tern Valley site, and reflects the Council's ongoing commitment to support the vibrancy of the Market Drayton economy.



Situated in north east Shropshire on the Shropshire/Staffordshire border, Market Drayton offers a unique combination of rural life at the heart of the UK's economy. With a population of more than 12,000, Market Drayton is the third largest market town in Shropshire, and is within easy reach of Shrewsbury, Telford, Stafford, Wrexham, Crewe and Nantwich. At just 15 miles from the M6, Market Drayton has easy access to a range of major cities, including Birmingham, Manchester, Liverpool, Stoke and Chester. The town is within an hour's drive from 4 international airports, five world-leading research intensive Universities, and a population catchment of more than 10 million people – and all of this with none of the pollution, traffic or costs of a city. All this places Market Drayton in a prime business location without the hassle and costs of more urban areas.

As well as being a major population centre in Shropshire, the town is full

of historic character and charm, making it an important tourist destination for Shropshire's 10 million annual visitors. This, combined with its strong enterprise culture, and stunning local amenities such as Hawkstone Park Golf Club (recently voted one of the best Golf Courses in the world) creates a truly desirable place to live, work and visit.

The town is home to a wide and vibrant range of businesses. Market Drayton is home to everything from small independent shops, micro-breweries, and food and drink manufacturers supplying national retail chains, to high-value precision manufacturing and Research and Design businesses. The town has also proved to be the perfect location for large and iconic brands such as Müller Dairy, which takes advantage of Market Drayton's vast rural hinterland to source 90% of all its milk from within 30 miles. All these businesses fit seamlessly into Market Drayton's timeless townscape, including the

beautiful 14th century church, the Shropshire Union Canal, and the iconic Buttercross which is still the focal point of the town's weekly market.

The town is being transformed by several high-profile private sector development projects and on-going large-scale Shropshire Council investment which is revitalising the town centre. All this combines with Market Drayton's proximity to a multitude of tourism and leisure sites to offer an unrivalled potential for a harmonious work/life balance.

Market Drayton provides a fine example of how both businesses and the public sector maximise opportunities, even in these difficult times. Shropshire Council is focused on creating conditions for growth, enabling businesses of all types to thrive in Shropshire, and Market Drayton has been identified as having great potential for business.



Shropshire Council  
 Shirehall  
 Abbey Foregate  
 Shrewsbury  
 Shropshire SY2 6ND

For sales queries contact:  
 Richard Edwards  
 Tel: **01743 252378**

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