

# SOTERIAPARK

Malvern

[soteriapark.co.uk](http://soteriapark.co.uk)

Blackmore Park Road, Malvern, Worcestershire WR14 3LF

# A GROUND BREAKING OPPORTUNITY

## 35 ACRE PRIME DEVELOPMENT FOR HIGH SPEC SECURE CAMPUS STYLE BUILDINGS

Soteria Park, Malvern is destined to become one of the UK's most innovative new build campus developments providing much needed facilities for high-tech manufacturing, R&D, cyber, industrial and logistics uses in the central defence and technology belt of the West Midlands.

The Park will provide a 35 acre campus built to a high level of design and flexibility to meet the evolving demands of specialist occupiers.

The Park can be designed for occupation by a sole user or for multiple occupation. There will be strong emphasis on providing a secure environment.





20 minutes from M5 at Worcester and M50 at Tewkesbury



Direct train service to Birmingham and London (Paddington)



1 hour from Birmingham Airport and 30 minutes from Gloucester Airport



High Concentration of Defence and Cyber Skills



C. 19,000 people employed in Worcestershire's cyber, IT and defence sector



Hereford - 24 miles  
Cheltenham - 25 miles  
Tewkesbury - 14 miles  
Gloucester - 21 miles

**SOTERIAPARK**

# STRATEGICALLY LOCATED IN THE HEART OF THE REGION'S DEFENCE, CYBER AND TECHNOLOGY BELT AND WITHIN CLOSE PROXIMITY TO MALVERN SCIENCE PARK

Malvern is a historic Spa town at the foot of the scenic Malvern Hills Area of Outstanding Natural Beauty. It is the principal settlement in the Malvern Hills district, serving as its administrative centre and a key employment hub in the Central Technology Belt of Worcestershire, Gloucestershire and Herefordshire. Worcestershire hosts the UK's second-largest concentration of cyber security firms, representing a strong pipeline for local spin-outs, defence suppliers and high-tech SMEs.

Companies located in the immediate area include **Qinetiq**, **Malvern Panalytical**, **Morgan Motor Company**, **Collins Aerospace** and **Metrea**. Businesses in the wider region include **Moog**, **Babcock** and **BAe**.

# INDICATIVE MASTERPLAN

**SOTERIA**PARK

Soteria Park is designed as a campus to respond to the desire of both employers and employees to provide more than a place of work, but a working, living and leisure community in which businesses can thrive, at the foot of the Malvern hills.

## Accommodation

|         |                | SQ FT  | TOTAL   |
|---------|----------------|--------|---------|
| Unit 1  | R&D/Industrial | 18,835 | 32,720  |
|         | Office         | 13,885 |         |
| Unit 2  | R&D/Industrial | 12,325 | 23,195  |
|         | Office         | 10,870 |         |
| Unit 3  | R&D/Industrial | 12,325 | 23,195  |
|         | Office         | 10,870 |         |
| Unit 4  | R&D/Industrial | 12,325 | 23,195  |
|         | Office         | 10,870 |         |
| Unit 5  | R&D/Industrial | 12,325 | 23,195  |
|         | Office         | 10,870 |         |
| Unit 6  | R&D/Industrial | 20,560 | 33,370  |
|         | Office         | 12,810 |         |
| Unit 7  | R&D/Industrial | 78,740 | 107,735 |
|         | Office         | 28,995 |         |
| Unit 8  | R&D/Industrial | 10,225 | 18,835  |
|         | Office         | 8,610  |         |
| Unit 9  | R&D/Industrial | 43,865 | 62,165  |
|         | Office         | 18,300 |         |
| Unit 10 | R&D/Industrial | 64,585 | 90,095  |
|         | Office         | 25,510 |         |

Approximate GIA



**HIGH TECH, R&D, INDUSTRIAL  
& OFFICE FACILITIES AVAILABLE,  
BUILT TO YOUR SPECIFICATION**

The entire site can be adapted to provide accommodation for one single occupier to a range of occupiers and building specifications.

**RANGING FROM  
15,000 TO 340,000 SQ FT**

# SPECIFICATION



Energy Performance Certificate A+



Targeting BREEAM Rating 'Excellent'



Up to 4 MVA of power



High levels of Park security as standard



10% roof lights



EV Car Charging



Self-Contained Secure Units



Lab & R&D space designed to your specification



Sporting, Health and Wellbeing facilities on site



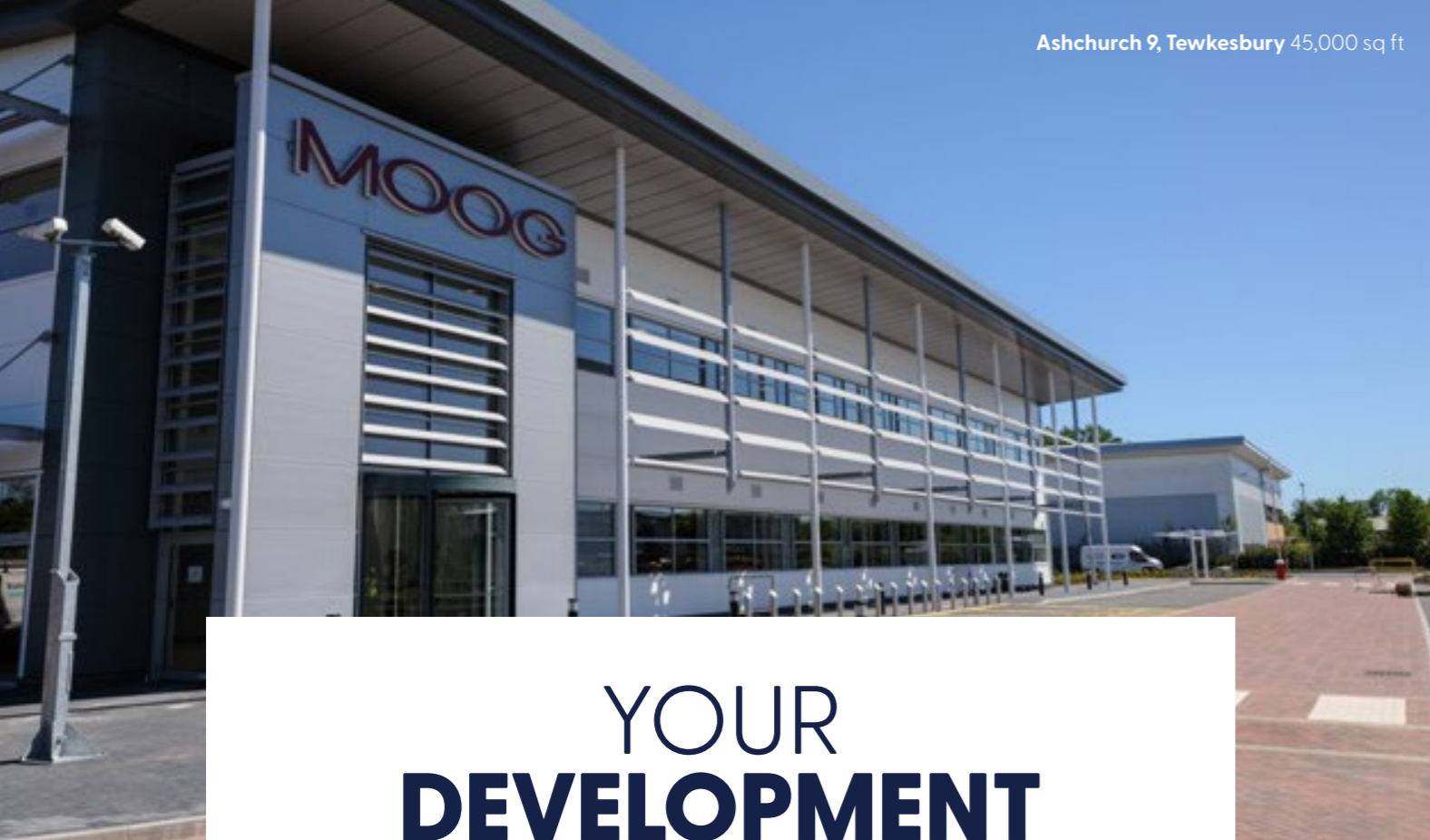
Offices built to your specification



Solar PV



Ashchurch 9, Tewkesbury 45,000 sq ft



# YOUR DEVELOPMENT PARTNER

Based at offices in Evesham, our dedicated team of professionals continually seek to create innovative and high-quality developments.

Established in 1996, Chase Commercial's success in meeting market requirements has led to sustained growth and a position as a leading and well respected commercial property development company.

Chase Commercial continues to work throughout the UK developing office, industrial, retail and mixed use schemes. The **in-house property knowledge** base provides the ability for Chase Commercial to undertake speculative development, **bespoke projects for end users** or simply providing a project management role throughout the development process.



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# WELL CONNECTED LOCATION

Malvern has good road and rail links to the Midlands, London and the South.



## Places

|               |          |
|---------------|----------|
| Great Malvern | 2 miles  |
| Tewkesbury    | 14 miles |
| Gloucester    | 21 miles |
| Hereford      | 24 miles |
| Cheltenham    | 25 miles |



## Road

|                    |     |
|--------------------|-----|
| Great Malvern      | 6m  |
| Tewkesbury         | 25m |
| Gloucester Airport | 37m |
| Cheltenham         | 42m |
| Hereford           | 50m |



## Rail from Great Malvern

|                    |         |
|--------------------|---------|
| Hereford           | 29m     |
| Cheltenham         | 1hr 15m |
| Birmingham Airport | 1hr 27m |
| Gloucester         | 1hr 28m |
| London Paddington  | 2hr 25m |



Vale Park South, Evesham, Phase 1 totalling 180,000 sq ft



Vale Park South, Evesham, Phase 2 totalling 550,000 sq ft

# SOTERIAPARK

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Lewis Giles  
**07779 994 141**  
[lewis.giles@bulleys.co.uk](mailto:lewis.giles@bulleys.co.uk)



Adrian Rowley  
**07771 874 175**  
[arowley@alderking.com](mailto:arowley@alderking.com)

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