INDURENT

Land Development

UNIT 3 | INDURENT PARK ETRURIA VALLEY

Indurent Park Stoke Central, Stoke, ST1 5NP

UNIT 3 | 12,440 SQ FT

Unit 3 will provide 12,440 sq ft of modern industrial accommodation

Unit 3 will provide 12,440 sq ft of modern industrial accommodation, currently under development and available from August 2026. The unit will benefit from 8 m clear eaves, a goods loading door, office accommodation, WC and kitchenette facilities, and a first floor concrete mezzanine, offering excellent flexibility for industrial and manufacturing uses. The unit is located within Indurent Park Etruria Valley, positioned close to the A500 with direct links to M6 Junctions 15 and 16 and the wider Stoke on Trent conurbation.

Lease Type	New

Unit Summary

- BREEAM Very good
- Solar panels
- EPC A+
- Office Accommodation
- 8m Clear Internal Height
- Roof Lights

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£0.00	£0.00
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£0.00	£0.00

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1D1700005

+44(0) 808 169 7554

Land Development

UNIT 3 | INDURENT PARK ETRURIA VALLEY

Indurent Park Stoke Central, Stoke, ST1 5NP

Location

The estate is strategically located adjacent to the new Etruria Valley Link Road, offering direct access to the A500 which in turn provides direct links to M6 Junctions 15 and 16, and excellent connectivity across the Stoke on Trent and Newcastle under Lyme conurbation.

Road
A500: 0.5 miles

Airport
Manchester Airport: 36 miles

Rail
Stoke-on-Trent Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

/NDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

Key Contact

Alice Bolton Gough
Asset Manager

"Alice is an Asset Manager based in the North."

+44(0) 808 169 7554

For more info please visit: unit.info/U1D1700005

+44(0) 808 169 7554