



# INDURENT

PARK UTTOXETER

ST14 5DT (A50)  
///LYRICIST.BEYOND.ROCKETS

## Warehouse units

UNIT 1: 294,050 SQ FT (27,318 SQ M)

UNIT 2: 86,700 SQ FT (8,056 SQ M)

Reserved Matters Consent Granted -  
Deliverable within 15 Months



Up to 1.9MVA (Ability  
to Increase)



Targeted BREEAM  
Excellent



Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Indurent Park Uttoxeter has reserved matters consent for B2/B8 uses, for two industrial and logistics warehouses. These opportunities include a unit of 294,050 sq ft (27,318 sq m) and a further unit of 86,700 sq ft (8,056 sq m) that will deliver benefits for your business, your people and the environment.

## An ideal location for the Midlands and beyond.

Uttoxeter lies in a strategic location on the A50 almost equidistant between Burton-on-Trent and Stoke-on-Trent. Ideally located in the centre of the country Uttoxeter provides excellent connectivity North, South, East and West.



Your unit will be part of a brand new business park, ideally located for national distribution.



Smart LED lighting helping you reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent target accreditation.



With a targeted EPC A+ rating, customers can lower their energy bills.



Net Zero Carbon to offices.





STOKE / M6

A50

DERBY / M1

A522

# Why choose Indurent Park Uttoxeter?



Direct access to A50 linking to M6, A38 & M1.



Typical gross weekly salary of £428 per week is lower than other local catchments.



Around a 30 minute drive from East Midlands Rail Freight Terminal.



Unit deliverable within 15 months.



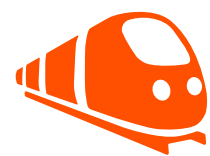
Warehousing that Works.

# You're well-connected.



## MAJOR ROADS

A50 linking to A38, M1 & M6 1 minute



## RAILWAY STATIONS

Uttoxeter Railway Station 7 minutes  
 Stoke-on-Trent 28 minutes  
 Burton-on-Trent 32 minutes  
 Derby 35 minutes



## CITIES/MAJOR TOWNS

Stoke-on-Trent 16 miles  
 Derby 18 miles  
 Birmingham 42 miles  
 Manchester 55 miles  
 Leicester 61 miles

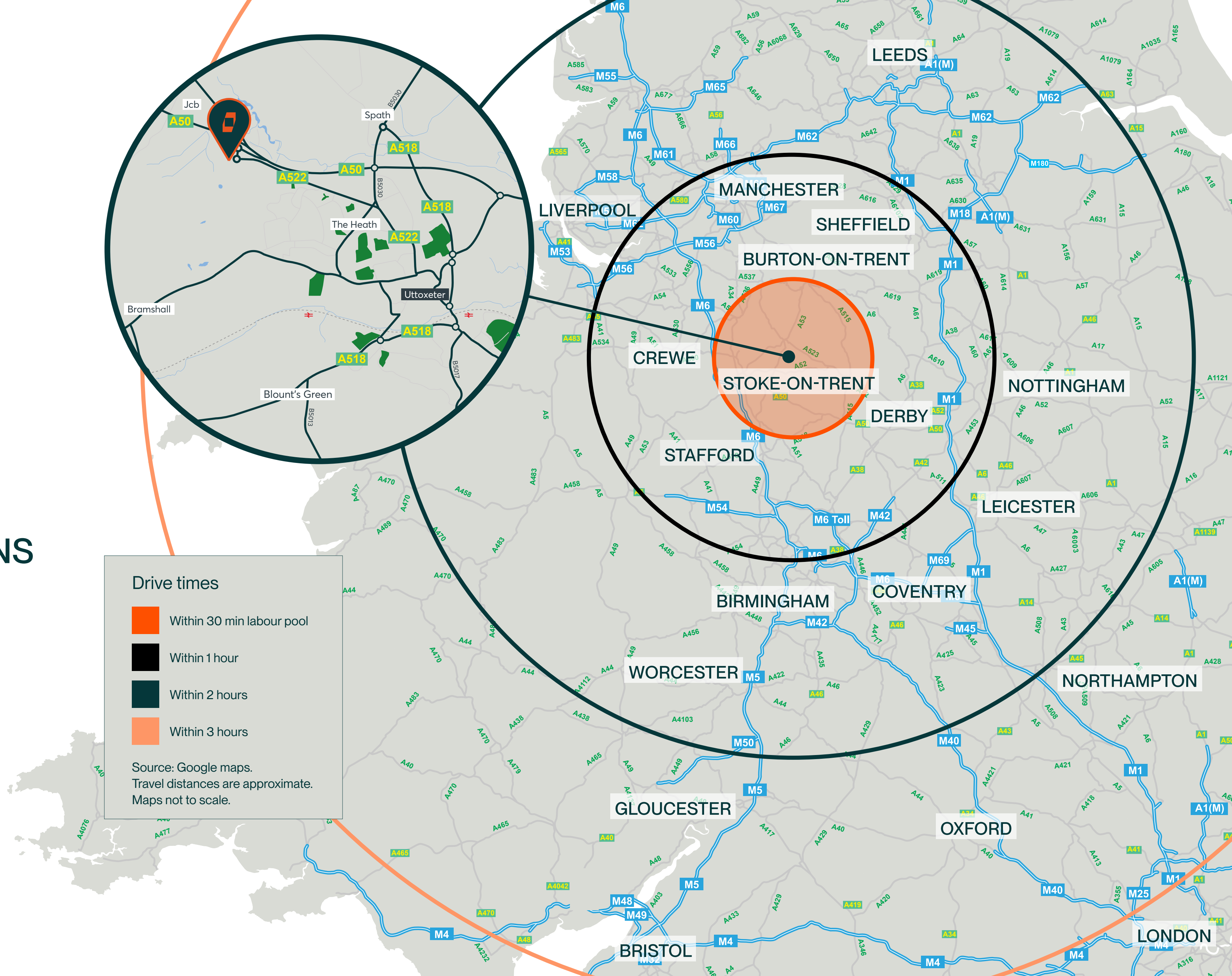


## AIRPORTS

East Midlands Airport 26 miles  
 Birmingham Airport 43 miles  
 Manchester Airport 52 miles



Warehousing that Works.



**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
 Travel distances are approximate.  
 Maps not to scale.

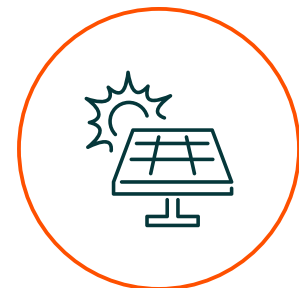
# Schedule of accommodation.

|                              | UNIT 1                       | UNIT 2                           |
|------------------------------|------------------------------|----------------------------------|
| WAREHOUSE                    | 270,000 SQ FT (25,084 SQ M)  | 77,500 SQ FT (7,200 SQ M)        |
| OFFICES                      | 17,300 SQ FT (1,607 SQ M)    | 5,200 SQ FT (484 SQ M)           |
| PLANT DECK                   | 6,750 SQ FT (627 SQ M)       | 4,000 SQ FT (372 SQ M)           |
| <b>TOTAL</b>                 | <b>294,050 (27,318 SQ M)</b> | <b>86,700 SQ FT (8,056 SQ M)</b> |
| YARD DEPTH                   | 55 M                         | 62 M                             |
| CLEAR INTERNAL HEIGHT        | 15 M                         | 12 M                             |
| LEVEL ACCESS DOORS           | 4                            | 2                                |
| DOCK DOORS                   | 25                           | 8                                |
| HGV PARKING                  | 46                           | 10                               |
| CAR PARKING                  | 220                          | 64                               |
| ELECTRIC CAR CHARGING POINTS | 56                           | 16                               |

Larger Build to Suit opportunities available up to 620,000 sq ft which includes Phase 2 plots.



50 kN sq/m  
floor loading



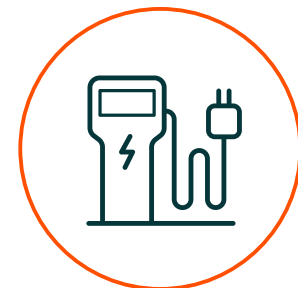
PV solar panels.  
Roofs designed to  
take 100% PV as  
standard



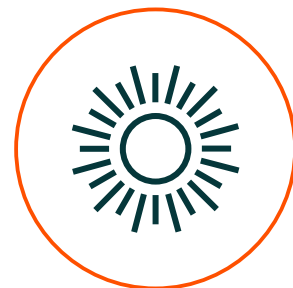
Office space with  
lift and flexible  
undercroft area



Up to 1.9MVA  
(Ability to Increase)



EV car  
charging



15% roof lights

All floor areas are approximate gross internal areas.



Warehousing that Works.



# Development Layout.



Site plan is indicative.



Warehousing that Works.



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



**BENJAMIN SILCOCK**  
*Senior Development Manager*

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Warehousing that Works.

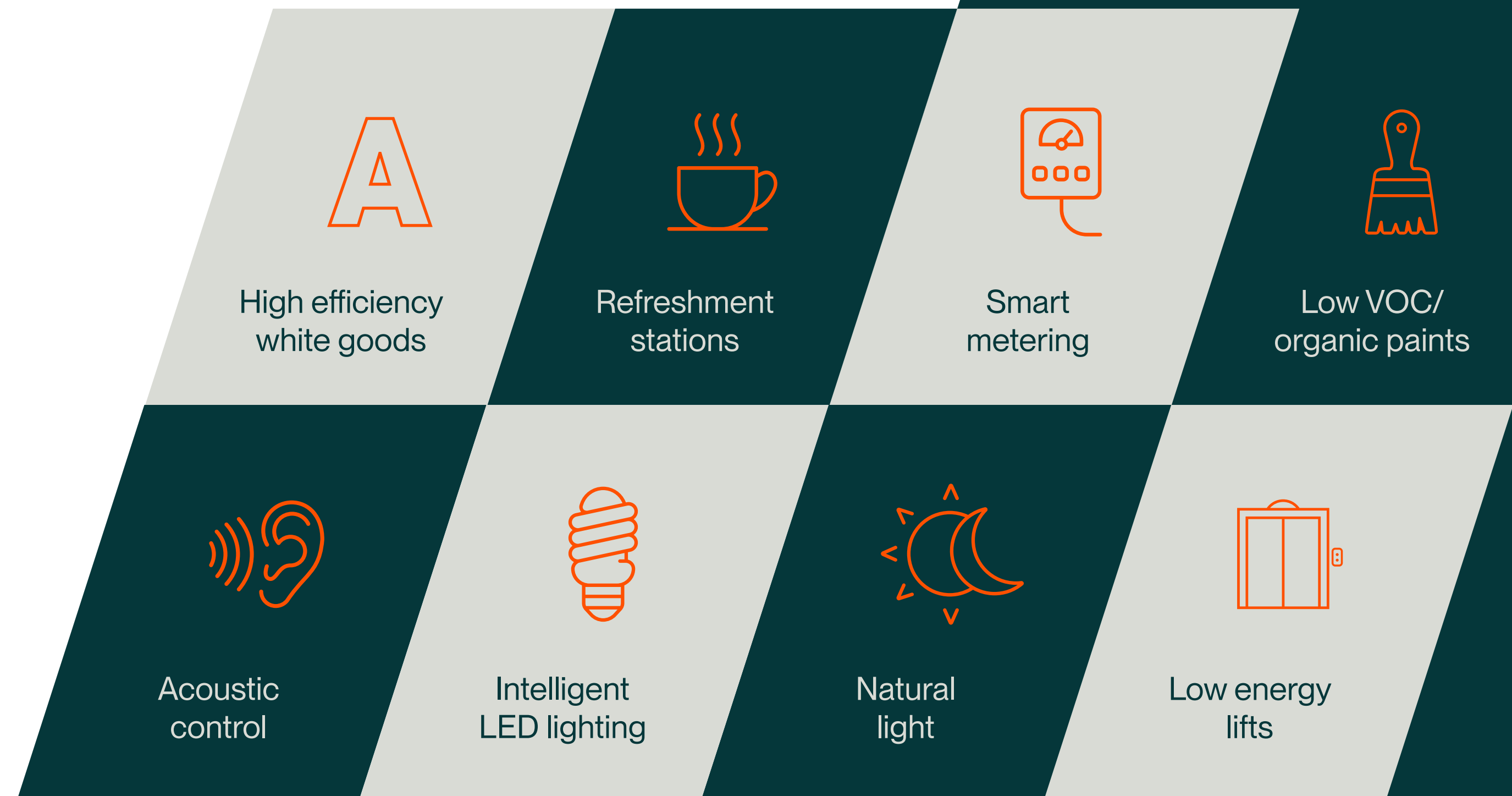
# The Indurent standard.

Indurent Park embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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