/NDURENT

PARK ETRURIA VALLEY

ST1 5FG
///driven.cigar.loose

BREEAM
Very Good.

EPC A+ rating.

10 Brand new warehouse units

Units ranging from
4,537 sq ft - 12,686 sq ft
(421 sq m - 1,179 sq m)

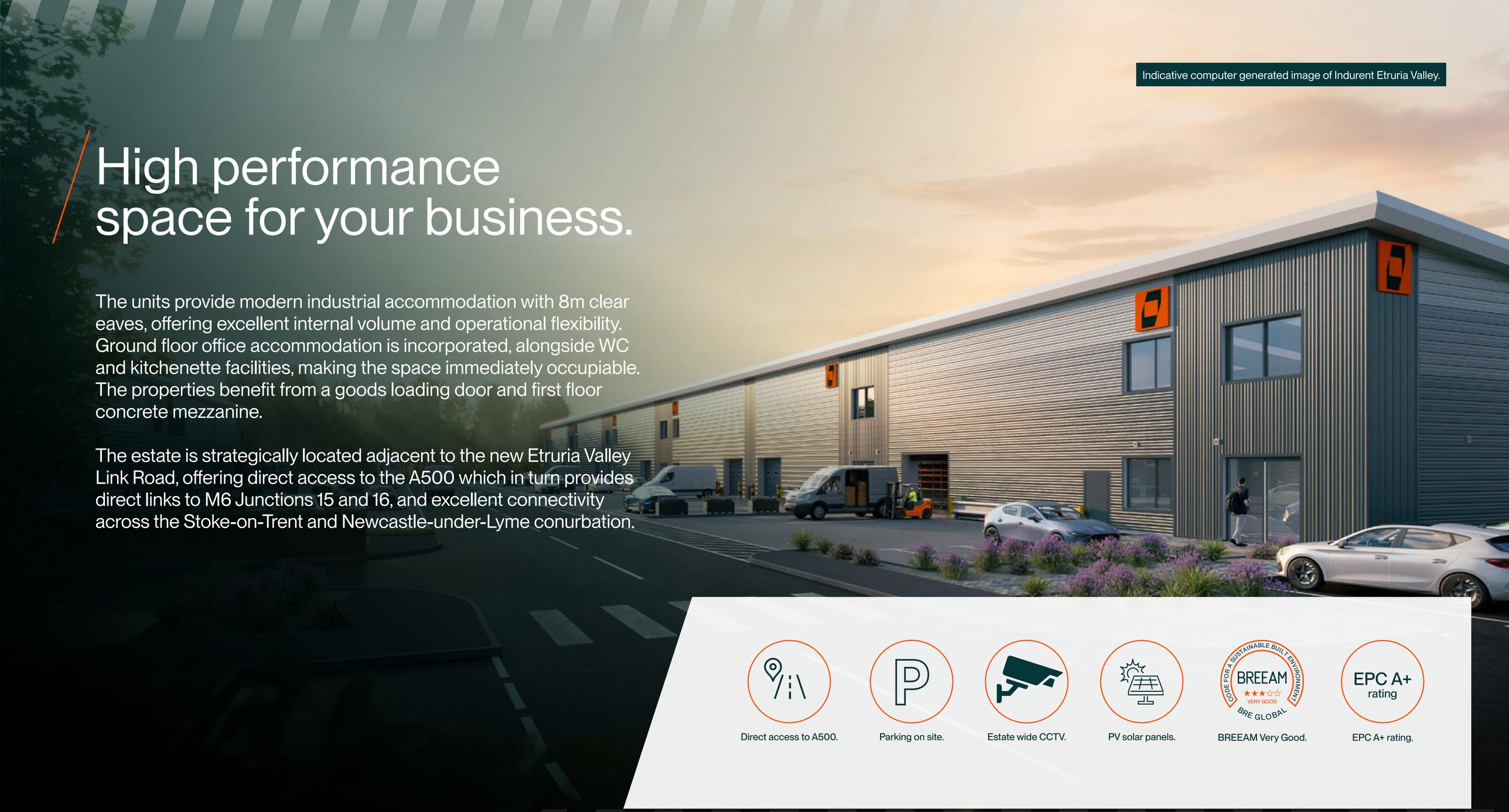
Newly developed, available now.

Warehousing that Works.

High performance space for your business.

The units provide modern industrial accommodation with 8m clear eaves, offering excellent internal volume and operational flexibility. Ground floor office accommodation is incorporated, alongside WC and kitchenette facilities, making the space immediately occupiable. The properties benefit from a goods loading door and first floor concrete mezzanine.

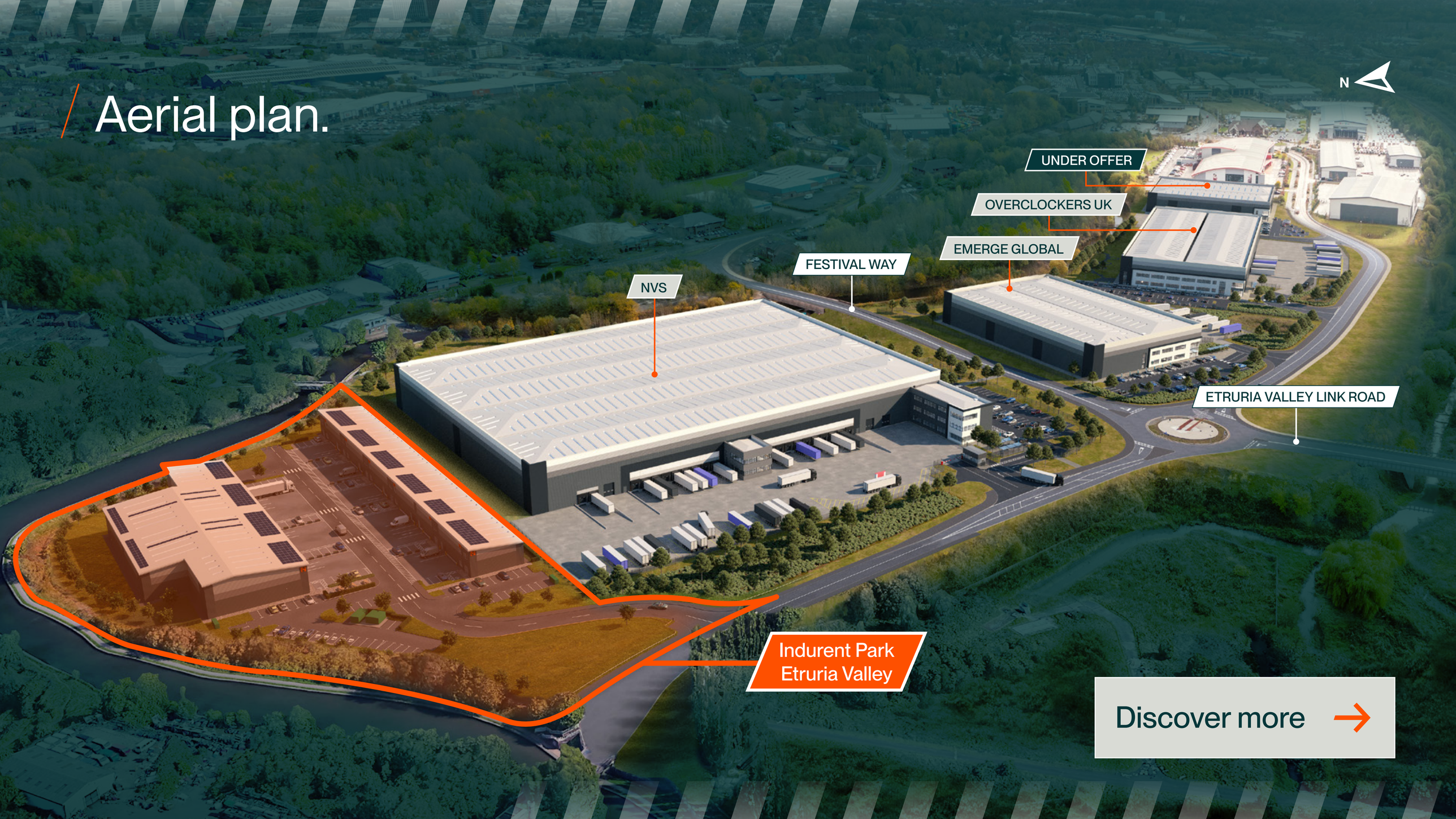
The estate is strategically located adjacent to the new Etruria Valley Link Road, offering direct access to the A500 which in turn provides direct links to M6 Junctions 15 and 16, and excellent connectivity across the Stoke-on-Trent and Newcastle-under-Lyme conurbation.



Indicative computer generated image of Indurent Etruria Valley.

- Direct access to A500.
- Parking on site.
- Estate wide CCTV.
- PV solar panels.
- BREEAM Very Good.
- EPC A+ rating.

Aerial plan.



Discover more →

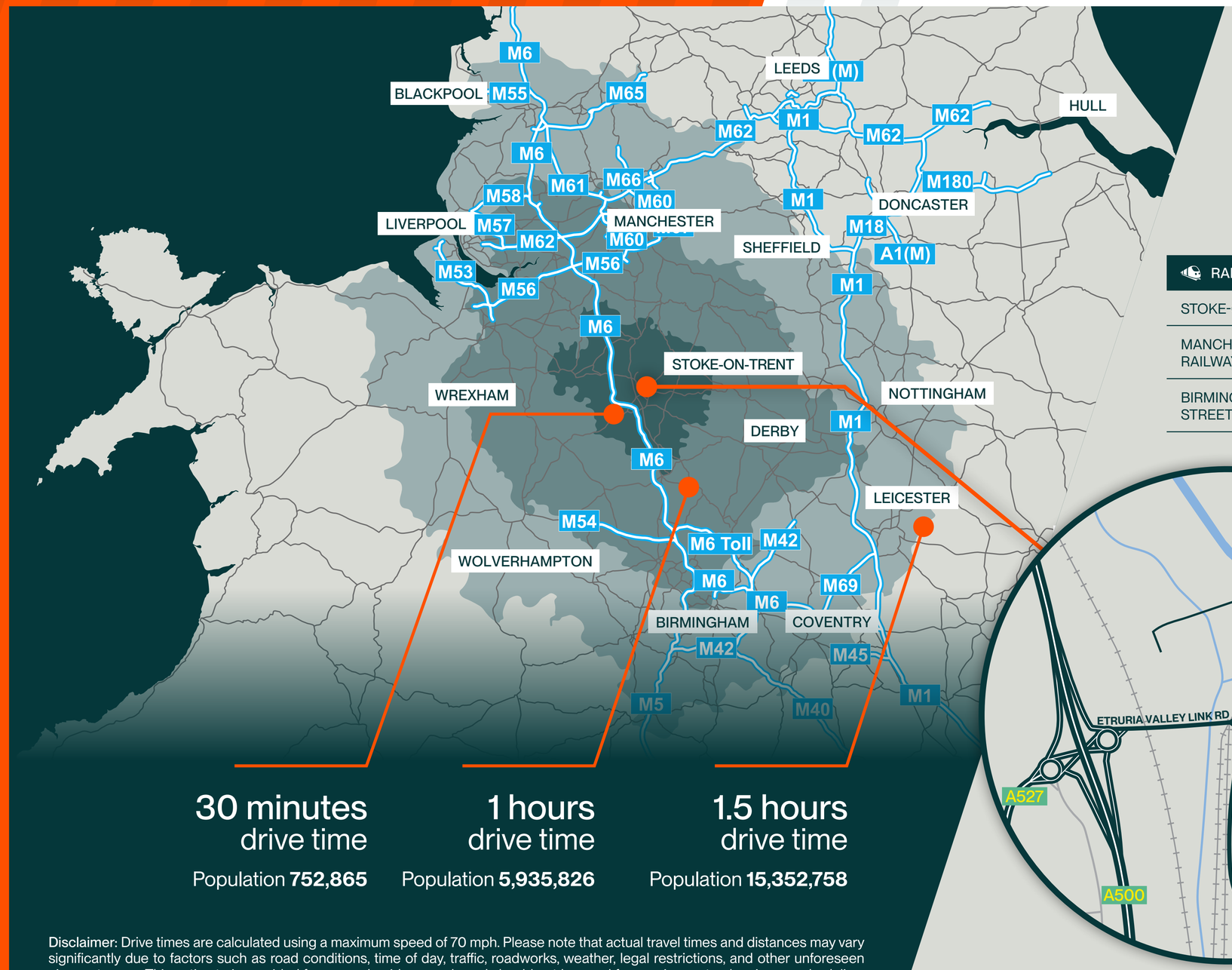




Specification.

- Clear internal height of 8m.
- 3 phase power and 10% roof lights.
- Electric roller shutter doors.
- Floor loading of up to 50 kN sqm.
- Concrete warehouse mezzanine, fitted office and kitchenette.

You're well-connected.



RAIL STATIONS	MILES
STOKE-ON-TRENT TRAIN STATION	2
MANCHESTER PICCADILLY RAILWAY STATION	43
BIRMINGHAM NEW STREET STATION	49

CITIES	MILES
STOKE-ON-TRENT	2
MANCHESTER	44
DERBY	47
BIRMINGHAM	47

MAJOR ROAD LINKS	MILES
A500	0.5
A50	4
A34	5
M6, JUNCTION 15	6
M6, JUNCTION 16	15

AIRPORTS	MILES
MANCHESTER AIRPORT	36
EAST MIDLANDS AIRPORT	46

Travel times indicative only.

Disclaimer: Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Map and population data: smappen
All travel times should be taken as a guide only. Population data taken from 2026.

Etruria Valley of the Ceramic Valley Enterprise Zone

The Ceramic Valley Enterprise Zone in Stoke-on-Trent is a major regeneration project designed to boost economic growth by transforming large areas of brownfield land into modern business sites. Covering around 140 hectares across several key locations along the A500, it aims to attract investment, create thousands of jobs and support industries such as advanced manufacturing and professional services. The zone benefits from excellent transport links and offers incentives like business rate relief, improved infrastructure and access to funding and training, making it an attractive location for new and expanding businesses.



Image of previous Indurent development.

KEY DETAILS OF THE RELIEF SCHEME (2026-2031)

BUSINESS RATES.

Up to £100,000 per annum in business rates discounts.

BUSINESSES IN THE AREA.

Available to businesses operating in manufacturing, industrial, professional services, or creative industries.

NEW SPACE.

Be the first occupant of a new space within the designated zone.

EMPLOYMENT GROWTH.

Inward investing firms, or existing North Staffordshire firms who can demonstrate 20% employment growth.

EMPLOYMENT OPPORTUNITIES.

Ceramic Valley Enterprise Zone will help to create up to 9,000 new jobs and use 140 hectares of brownfield land.

SUSTAINABLE ENERGY.

The city has a unique energy offer, with Government investment and private sector interest in the proposed district heat network.

Masterplan.

UNIT	TOTAL SIZE
UNIT 1	7,076 SQ FT (657 SQ M)
UNIT 2	12,686 SQ FT (1,179 SQ M)
UNIT 3	12,667 SQ FT (1,777 SQ M)
UNIT 4	4,914 SQ FT (457 SQ M)
UNIT 5	5,754 SQ FT (535 SQ M)
UNIT 6	4,537 SQ FT (421 SQ M)
UNIT 7	5,979 SQ FT (555 SQ M)
UNIT 8	5,798 SQ FT (539 SQ M)
UNIT 9	5,741 SQ FT (533 SQ M)
UNIT 10	5,517 SQ FT (511 SQ M)

Development layout is indicative.



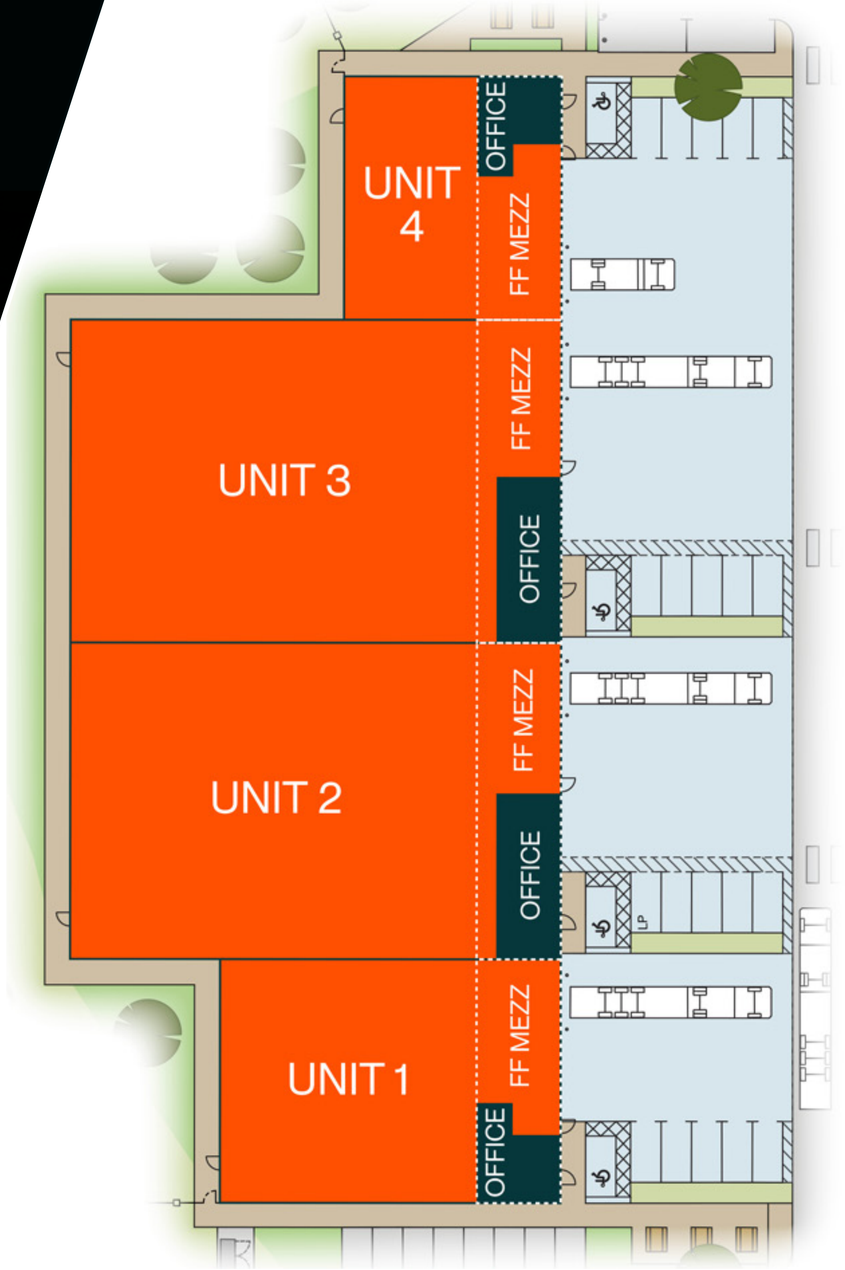
Warehousing that Works.

Units 1-4.

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
WAREHOUSE	5,097 SQ FT (474 SQ M)	10,049 SQ FT (934 SQ M)	10,027 SQ FT (932 SQ M)	2,944 SQ FT (274 SQ M)
OFFICE	661 SQ FT (61 SQ M)	918 SQ FT (85 SQ M)	922 SQ FT (86 SQ M)	659 SQ FT (61 SQ M)
MEZZANINE	1,318 SQ FT (122 SQ M)	1,719 SQ FT (160 SQ M)	1,718 SQ FT (159 SQ M)	1,311 SQ FT (122 SQ M)
TOTAL	7,076 SQ FT (657 SQ M)	12,686 SQ FT (1,179 SQ M)	12,667 SQ FT (1,777 SQ M)	4,914 SQ FT (457 SQ M)
LEVEL ACCESSING LOADING DOOR	1	1	1	1
HAUNCH HEIGHT	8M	8M	8M	8M

Units available individually or combined.





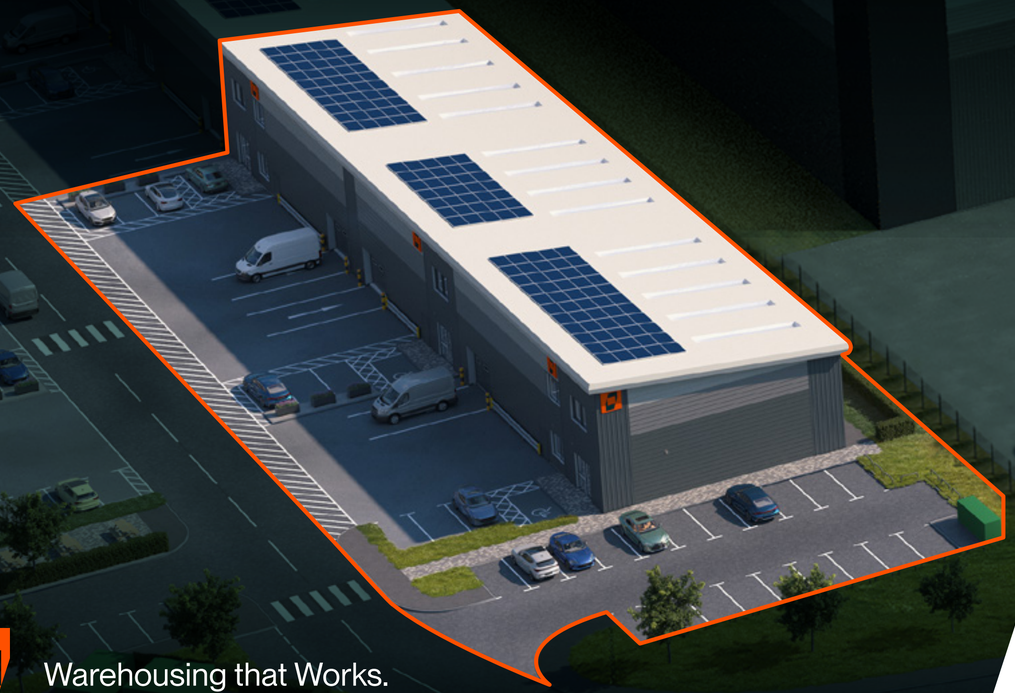
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Warehousing that Works.

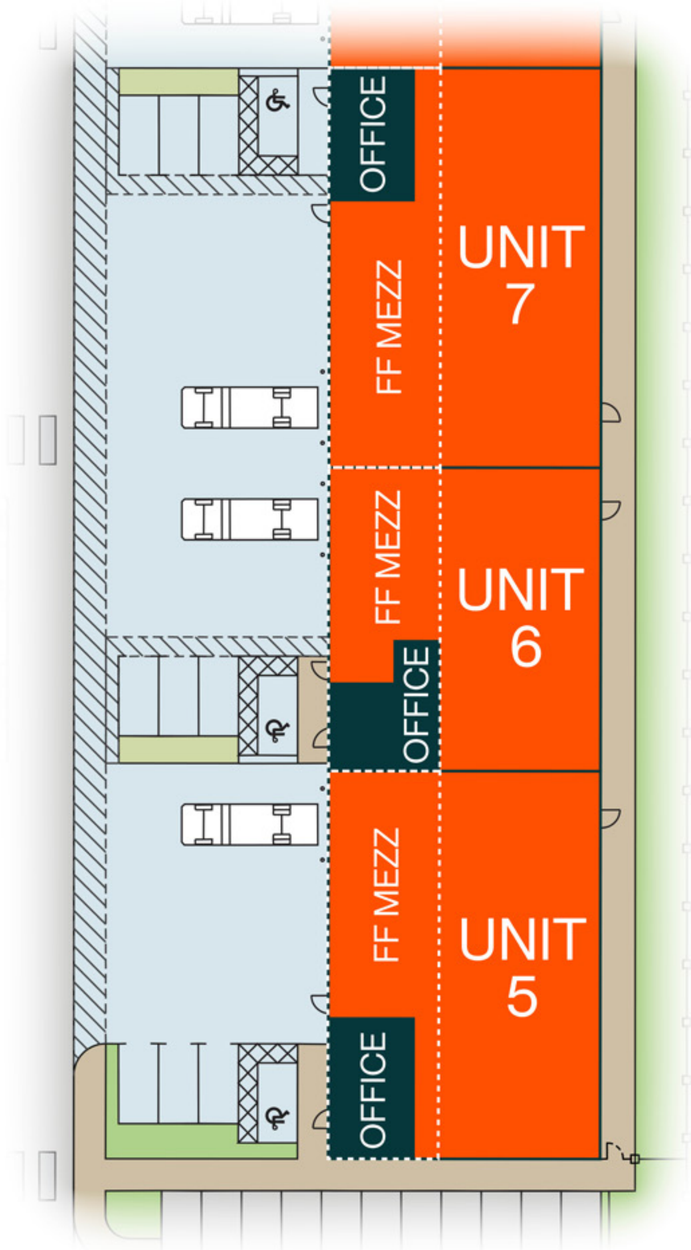
Units 5-7.

	UNIT 5	UNIT 6	UNIT 7
WAREHOUSE	3,495 SQ FT (325 SQ M)	2,610 SQ FT (242 SQ M)	3,650 SQ FT (339 SQ M)
OFFICE	667 SQ FT (62 SQ M)	672 SQ FT (62 SQ M)	675 SQ FT (62 SQ M)
MEZZANINE	1,592 SQ FT (148 SQ M)	1,255 SQ FT (117 SQ M)	1,654 SQ FT (154 SQ M)
TOTAL	5,754 SQ FT (535 SQ M)	4,537 SQ FT (421 SQ M)	5,979 SQ FT (555 SQ M)
LEVEL ACCESSING LOADING DOOR	1	1	1
HAUNCH HEIGHT	8M	8M	8M

Units available individually or combined.



Warehousing that Works.

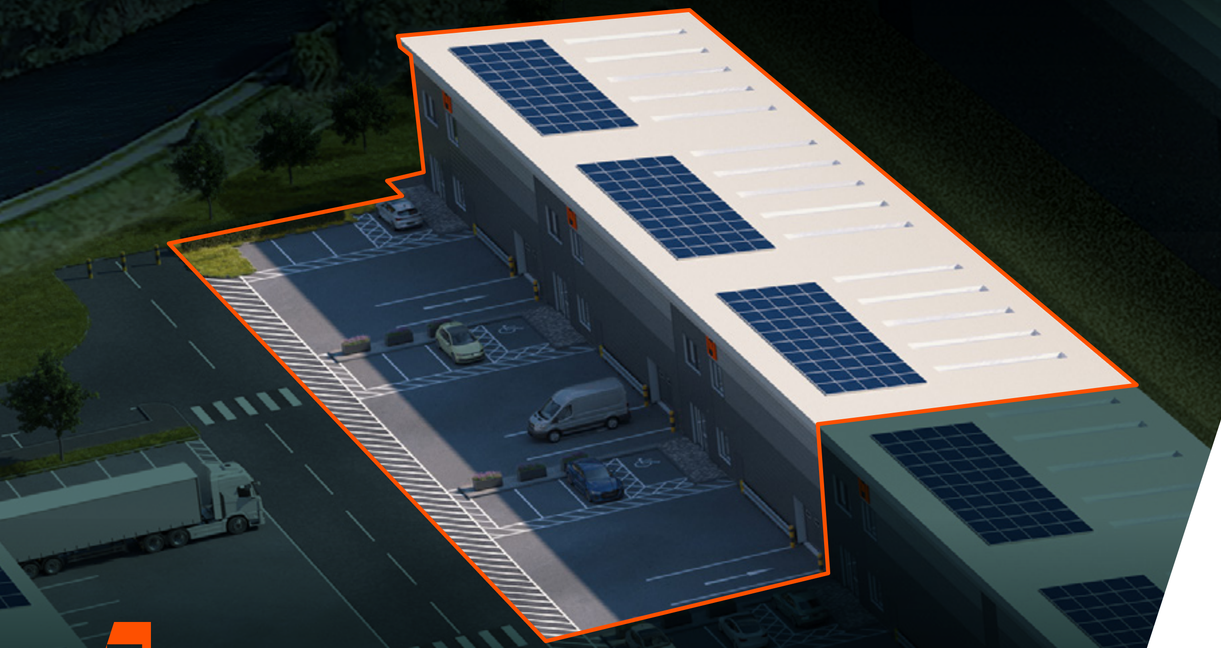


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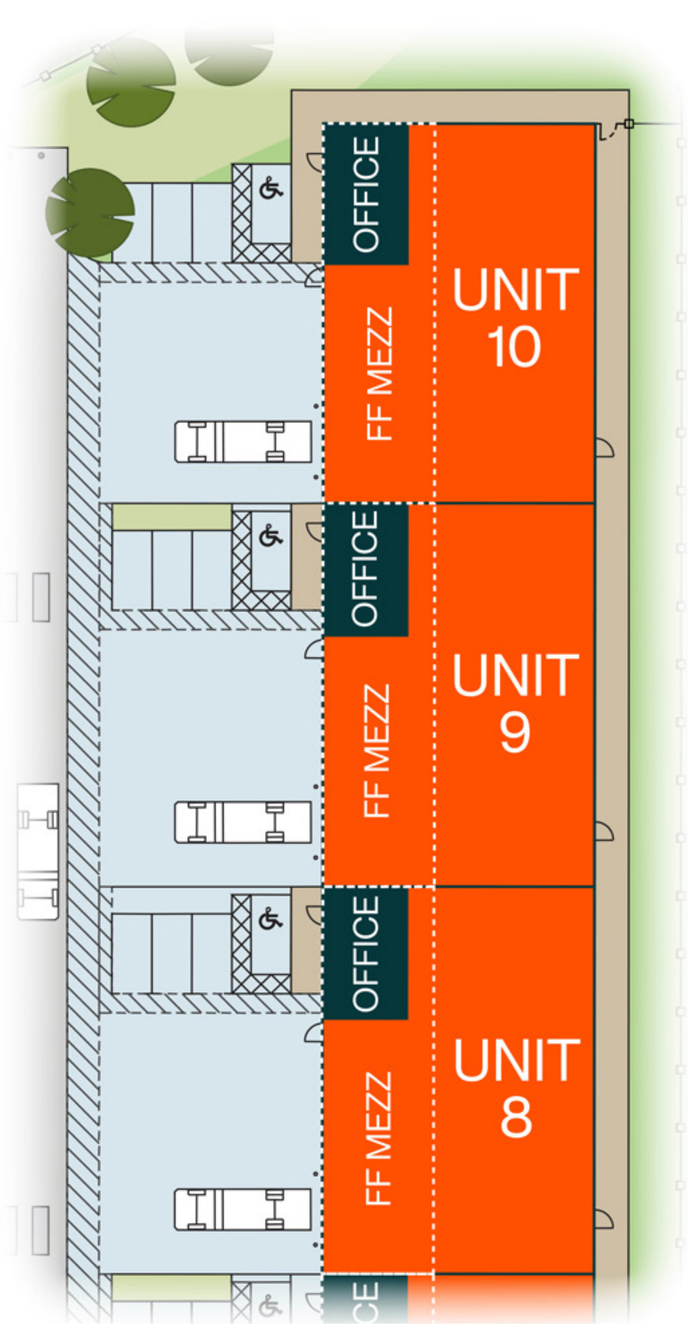
Units 8-10.

	UNIT 8	UNIT 9	UNIT 10
WAREHOUSE	3,512 SQ FT (326 SQ M)	3,482 SQ FT (323 SQ M)	3,320 SQ FT (308 SQ M)
OFFICE	673 SQ FT (63 SQ M)	670 SQ FT (62 SQ M)	671 SQ FT (62 SQ M)
MEZZANINE	1,604 SQ FT (150 SQ M)	1,589 SQ FT (148 SQ M)	1,526 SQ FT (141 SQ M)
TOTAL	**5,798 SQ FT (539 SQ M)**	**5,741 SQ FT (533 SQ M)**	**5,517 SQ FT (511 SQ M)**
LEVEL ACCESSING LOADING DOOR	1	1	1
HAUNCH HEIGHT	8M	8M	8M

Units available individually or combined.



Warehousing that Works.



Development layout is indicative.

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



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Warehousing that Works.

Indicative computer generated image of Indurent Etruria Valley.



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INDURENT
PARK ETRURIA VALLEY

Discover more

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Warehousing that Works.