



INDURENT

PARK UTTOXETER

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

WAREHOUSE UNITS

U300: 296,754 SQ FT (27,569 SQ M)

U86: 85,994 SQ FT (7,989 SQ M)

Built in 12 months from agreement for lease



Up to 1.9 MVA
of power available.



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 outline planning consent for B2/B8 uses, for two industrial and logistics warehouses. These opportunities include a unit of 296,754 sq ft (27,569 sq m) and a further unit of 85,994 sq ft (7,989 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.



Warehousing that Works.



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.



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.

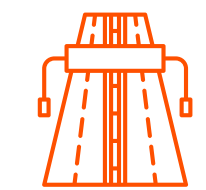


Health and wellbeing
amenities on-site
including trim-trail.

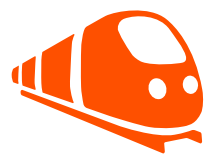


Warehousing that Works.

You're well-connected.



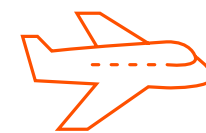
1 MINUTE
to A50 linking to M6, A38 & M1



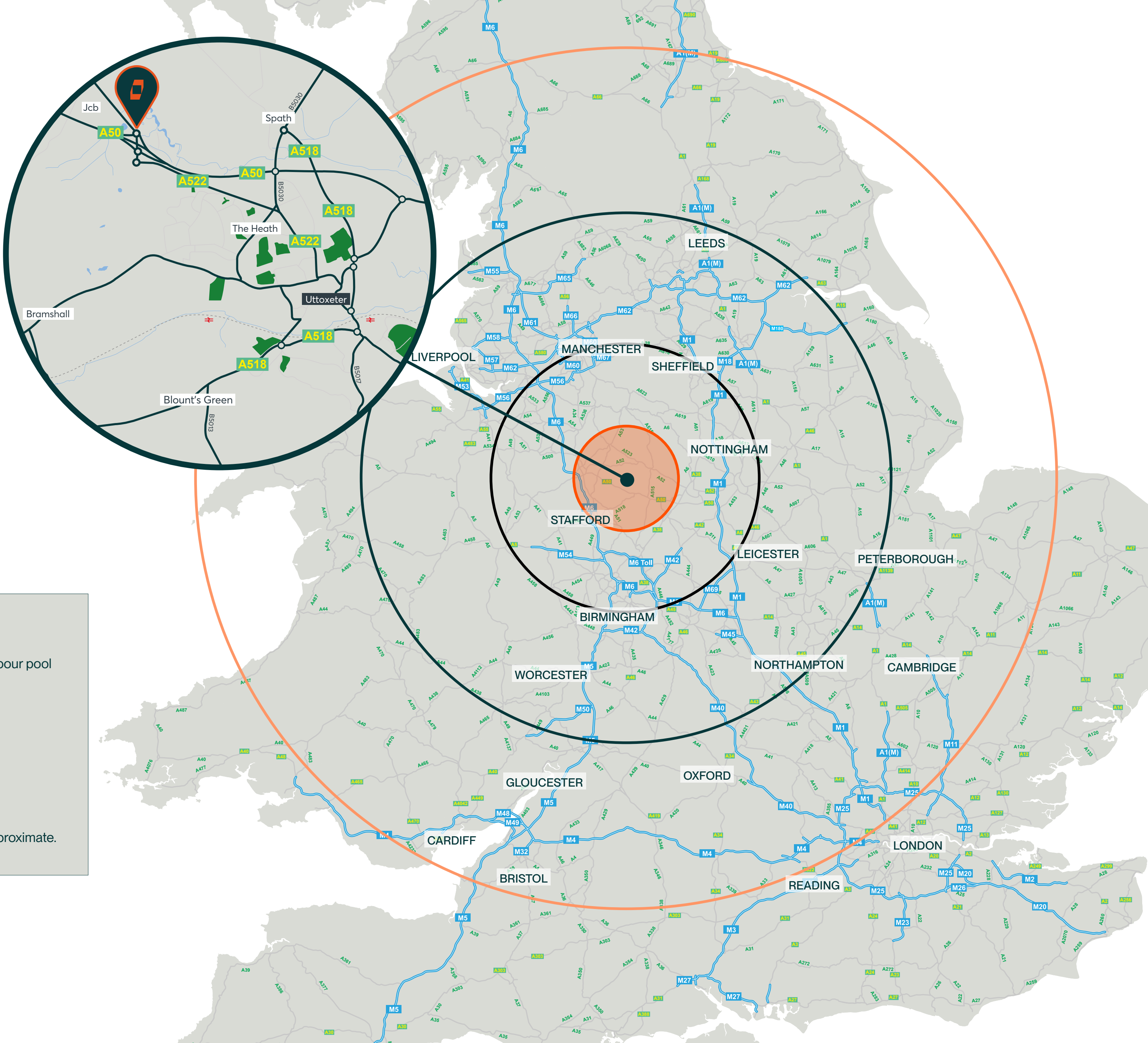
7 MINUTES
to Uttoxeter Railway Station



18 MILES
from Derby



26 MILES
to East Midlands airport



Drive times

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

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



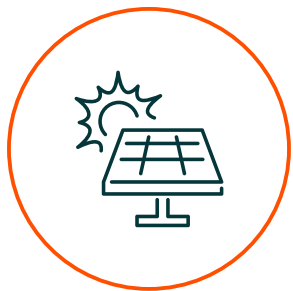
Warehousing that Works.

Schedule of accommodation.

	U300	U86
WAREHOUSE	271,738 SQ FT (25,258 SQ M)	77,521 SQ FT (7,172 SQ M)
GF CORE	1,205 SQ FT (112 SQ M)	694 SQ FT (64 SQ M)
OFFICE	13,600 SQ FT (1,263 SQ M)	3,831 SQ FT (356 SQ M)
GATEHOUSE	262 SQ FT (24 SQ M)	-
TRANSPORT OFFICE	3,257 SQ FT (303 SQ M)	-
PLANT DECK	6,956 SQ FT (646 SQ M)	3,950 SQ FT (367 SQ M)
CAR PARKING	276	80
EV CHARGING	55	16
INTERNAL HEIGHT	15M	12M
TOTAL INC. PLANT DECK	296,754 SQ FT (27,569 SQ M)	85,994 SQ FT (7,989 SQ M)



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 1.9 MVA
of power supply



EV car
charging



15% roof lights

*All floor areas are approximate gross internal areas.



Warehousing that Works.



Development Layout.



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



BEN SILCOCK

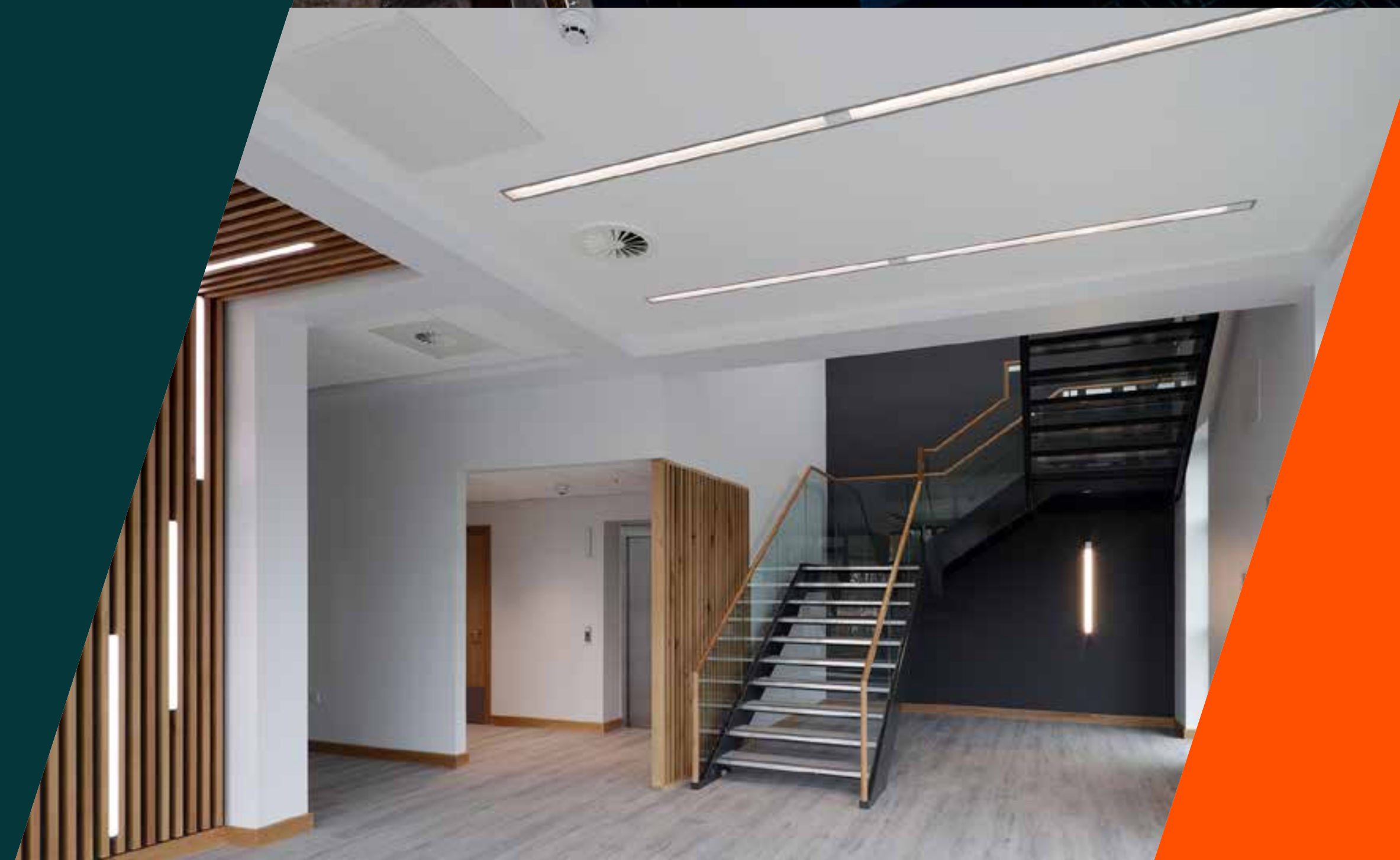
Senior Development Manager

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Warehousing that Works.



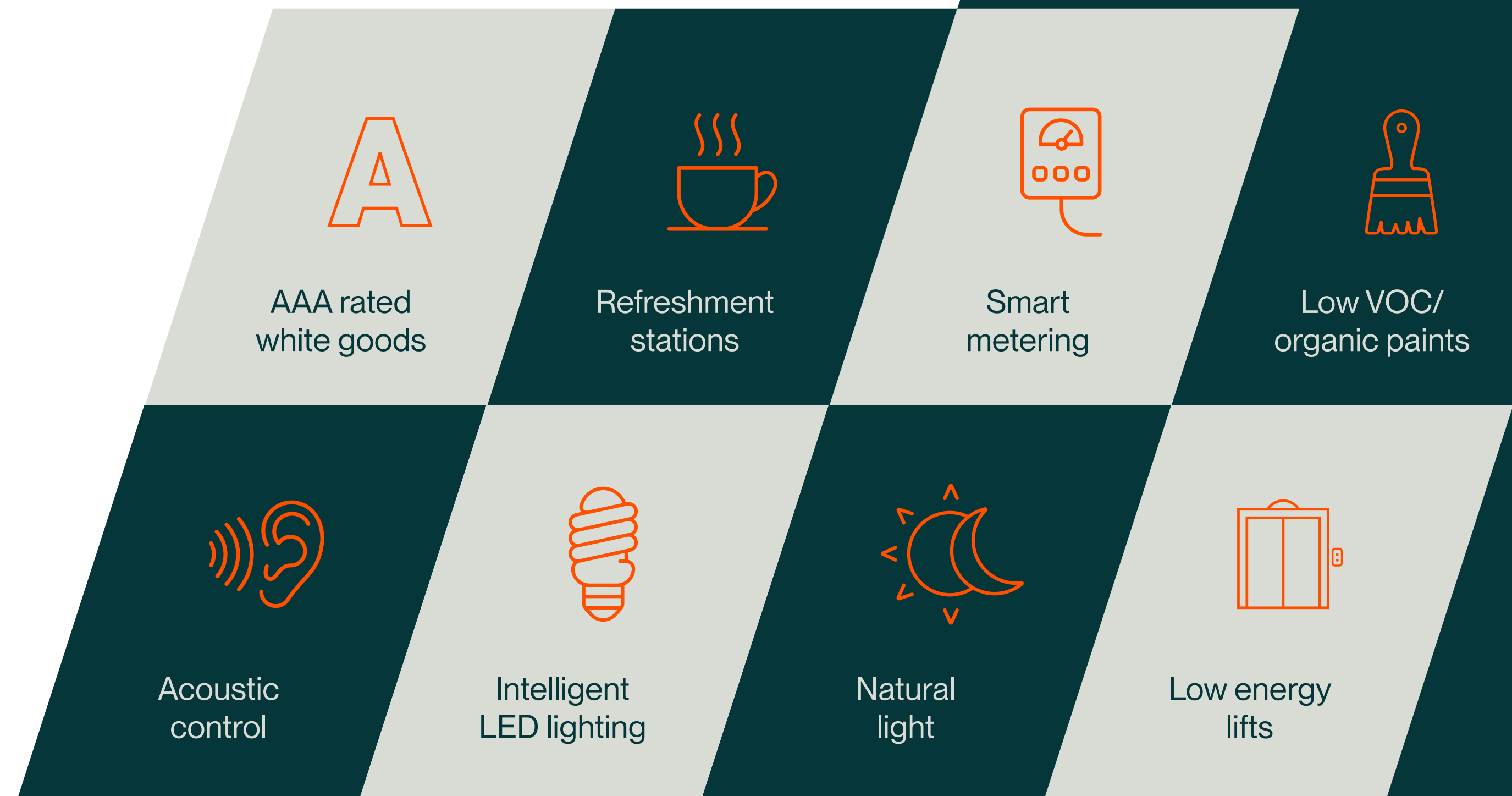
The Indurent standard.

Indurent Parks 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



Warehousing that Works.



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.



BEN SILCOCK
Senior Development Manager

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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. June 2025. TBDW 05775-06.



Warehousing that Works.

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