

Land Development

# UNIT 7 | INDURENT PARK ETRURIA VALLEY

Indurent Park Stoke Central, Stoke, ST1 5NP



## UNIT 7 | 5,803 SQ FT

Unit 7 will provide 5,803 sq ft of modern industrial accommodation

Unit 7 will provide 5,803 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+
- Roof Lights
- 8m Clear Internal Height
- Office Accommodation

### £ 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 |
| <b>Total Cost</b> | <b>£0.00</b>  | <b>£0.00</b>  |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/U1D1700009](https://unit.info/U1D1700009)

**+44(0) 808 169 7554**

# UNIT 7 | INDURENT PARK ETRURIA VALLEY

Indurent Park Stoke Central, Stoke, ST15NP



## 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  |

## Key Contact



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Asset Manager

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



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