

Land Development

# UNIT U300 | INDURENT PARK UTTOXETER

Friesian Way, Uttoxeter, ST14 5DS



## UNIT U300 | 296,754 SQ FT

Unit U300 is a prime development opportunity for a high-specification warehouse unit comprising 296,754 sq ft

Unit U300 is a prime development opportunity for a high-specification warehouse unit comprising 296,754 sq ft, available within 12 months of lease agreement. The space includes 271,738 sq ft of warehouse accommodation, 13,600 sq ft of flexible first-floor office space, and additional areas including a transport office, gatehouse, and plant deck, designed to support large-scale logistics, manufacturing, and distribution operations.

The unit features a 15m clear internal height, multiple loading options, and a 50 kN/sq m floor loading capacity. It benefits from 276 car parking spaces, 55 EV charging points, and access to up to 1.9 MVA of power. With an EPC A+ rating and targeting BREEAM Excellent, U300 meets the highest standards of energy efficiency and sustainability.

Located at Indurent Park Uttoxeter, a strategically positioned business park on the A50 corridor, the unit offers direct access to the M6, A38, and M1. The site is just 1 minute from Uttoxeter Railway Station and 26 miles from East Midlands Airport, making it ideal for national distribution and workforce accessibility.



Lease Type

New

### Unit Summary

- 50kN/sqm Floor Loading
- EPC A+
- EV Car charging
- LED Lighting
- BREEAM Excellent
- Premier Industrial Location

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£0.00	£0.00
Rates	Not specified	Not specified
Maintenance 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](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/U1P0500001](http://unit.info/U1P0500001)

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## Location

Indurent Park Uttoxeter sits in a strategic location on the A50 between Burton upon Trent and Stoke on Trent.



Road  
A50: 2 miles



Airport  
Birmingham: 42 miles



Rail  
Uttoxeter: 3 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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