



Land Development

# UNIT U86 | INDURENT PARK UTTOXETER

Friesian Way, Uttoxeter, ST14 5DS



## UNIT U86 | 85,994 SQ FT

Unit U86 is a prime development opportunity for a mid-size warehouse unit comprising 85,994 sq ft

Unit U86 is a prime development opportunity for a mid-size warehouse unit comprising 85,994 sq ft, available within 12 months of lease agreement. The space includes 77,521 sq ft of warehouse accommodation and 3,831 sq ft of first-floor office space, with additional plant deck and ground floor core areas, designed to support agile logistics and industrial operations.

The unit features a 12m clear internal height, robust 50 kN/sq m floor loading, and efficient loading access. It benefits from 80 car parking spaces, 16 EV charging points, and access to up to 1.9 MVA of power. With an EPC A+ rating and targeting BREEAM Excellent, U86 supports low operational costs and ESG-aligned business practices.

Situated within Indurent Park Uttoxeter, the unit enjoys excellent connectivity via the A50, with fast links to the M6, A38, and M1. The location is just 7 minutes from Derby and within 30 minutes of the East Midlands Rail Freight Terminal, offering strong regional and national reach.



Lease Type

New

### ✔ Unit Summary

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

### £ 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

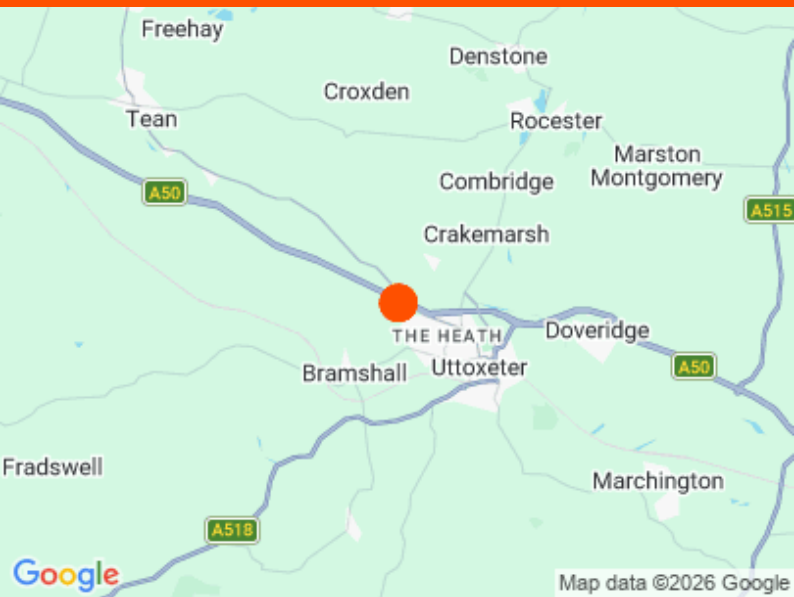
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/U1P0500002](https://unit.info/U1P0500002)

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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



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## Key Contact



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