



INDURENT

PARK ETRURIA VALLEY

ST1 5FG

///DRIVEN.CIGAR.LOOSE



BREEAM
Very Good.



EPC A+ rating.

10 BRAND NEW WAREHOUSE UNITS
UNITS RANGING FROM
4,330 SQ FT - 12,440 SQ FT
(402 SQ M - 1,556 SQ M)

Available from August 2026

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.



Direct access to A500.



Parking on site.



Estate wide CCTV.



PV solar panels.



BREEAM Very Good.



EPC A+ rating.

Aerial plan.



NVS

FESTIVAL WAY

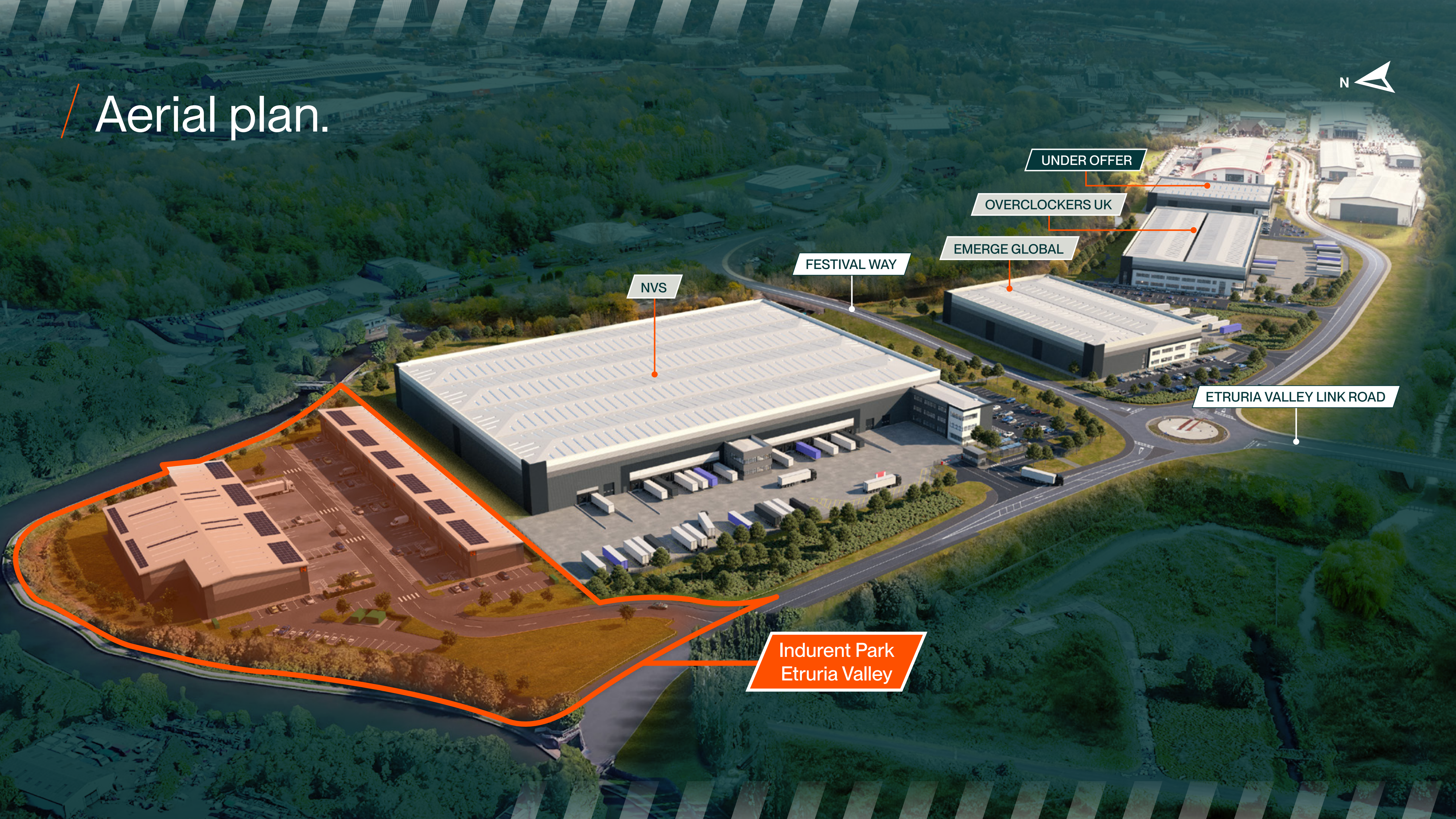
EMERGE GLOBAL

OVERCLOCKERS UK

UNDER OFFER

ETRURIA VALLEY LINK ROAD

Indurent Park
Etruria Valley





/ Specification.



Clear internal height of 8m.



3 phase power and 10% roof lights.



Electric roller shutter doors.

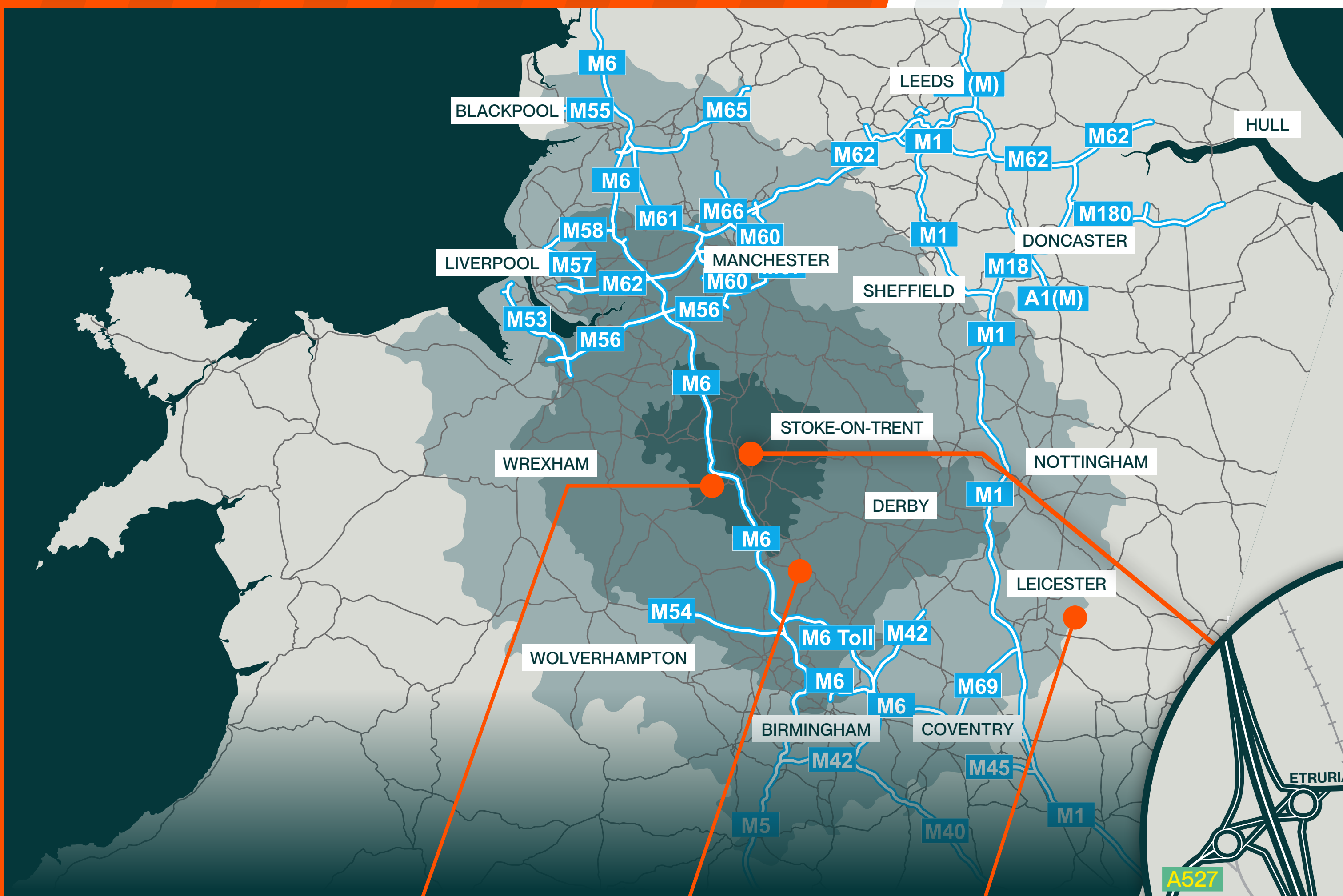


Floor loading of up to 50 kN sqm.



Concrete warehouse mezzanine, fitted office and kitchenette.

You're well-connected.



30 minutes
drive time

Population **752,865**

1 hours
drive time

Population **5,935,826**

1.5 hours
drive time

Population **15,352,758**

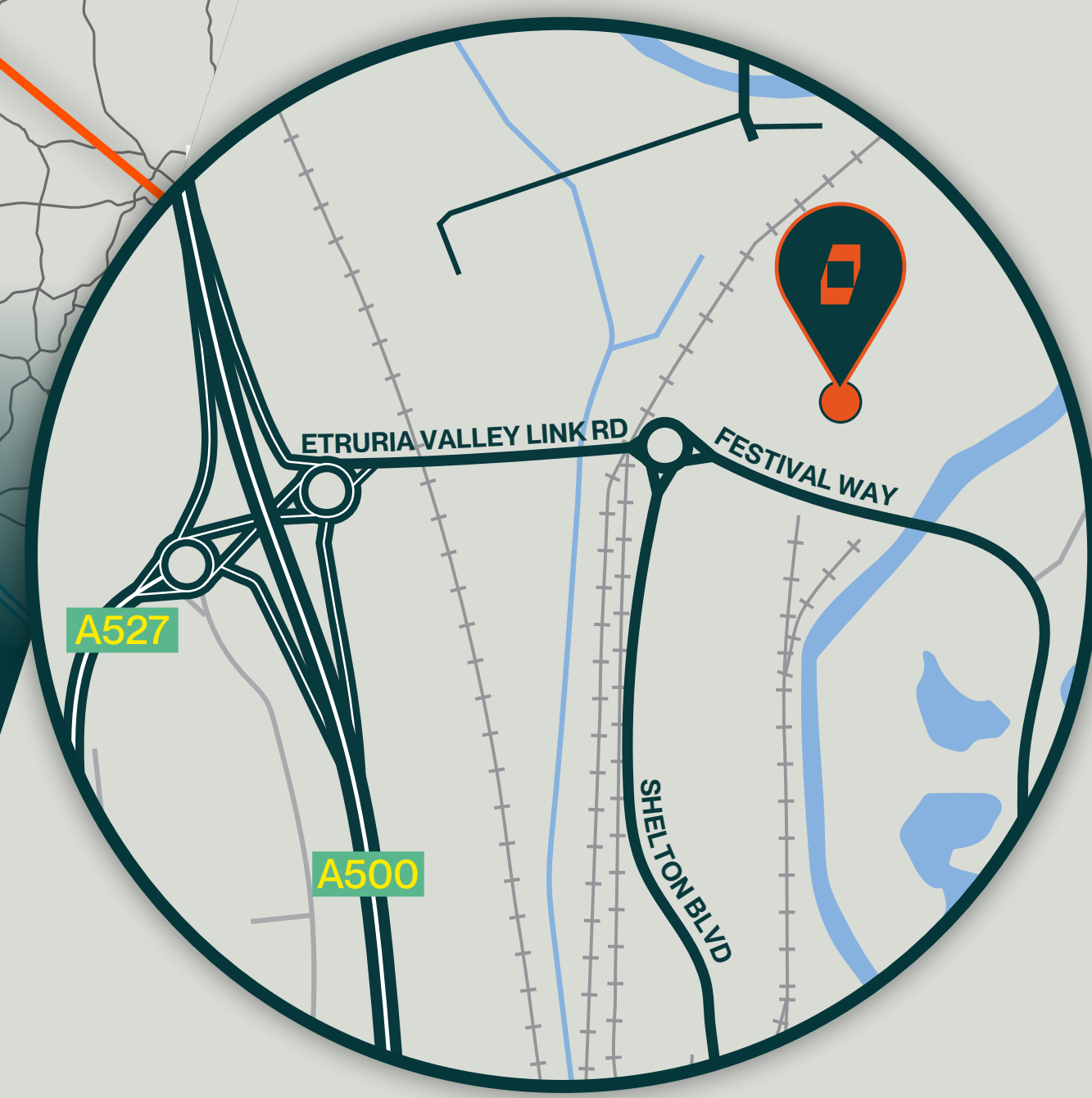
RAIL STATIONS	MILES
STOKE-ON-TRENT TRAIN STATION	2
MANCHESTER PICCADILLY RAILWAY STATION	43
BIRMINGHAM NEW STREET STATION	49

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.



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	6,907 SQ FT (641 SQ M)
UNIT 2	12,440 SQ FT (1,556 SQ M)
UNIT 3	12,440 SQ FT (1,556 SQ M)
UNIT 4	4,775 SQ FT (444 SQ M)
UNIT 5	5,623 SQ FT (522 SQ M)
UNIT 6	4,357 SQ FT (405 SQ M)
UNIT 7	5,803 SQ FT (539 SQ M)
UNIT 8	5,623 SQ FT (522 SQ M)
UNIT 9	5,563 SQ FT (517 SQ M)
UNIT 10	5,382 SQ FT (500 SQ M)

Development layout is indicative.



Warehousing that Works.

Units 1-4.

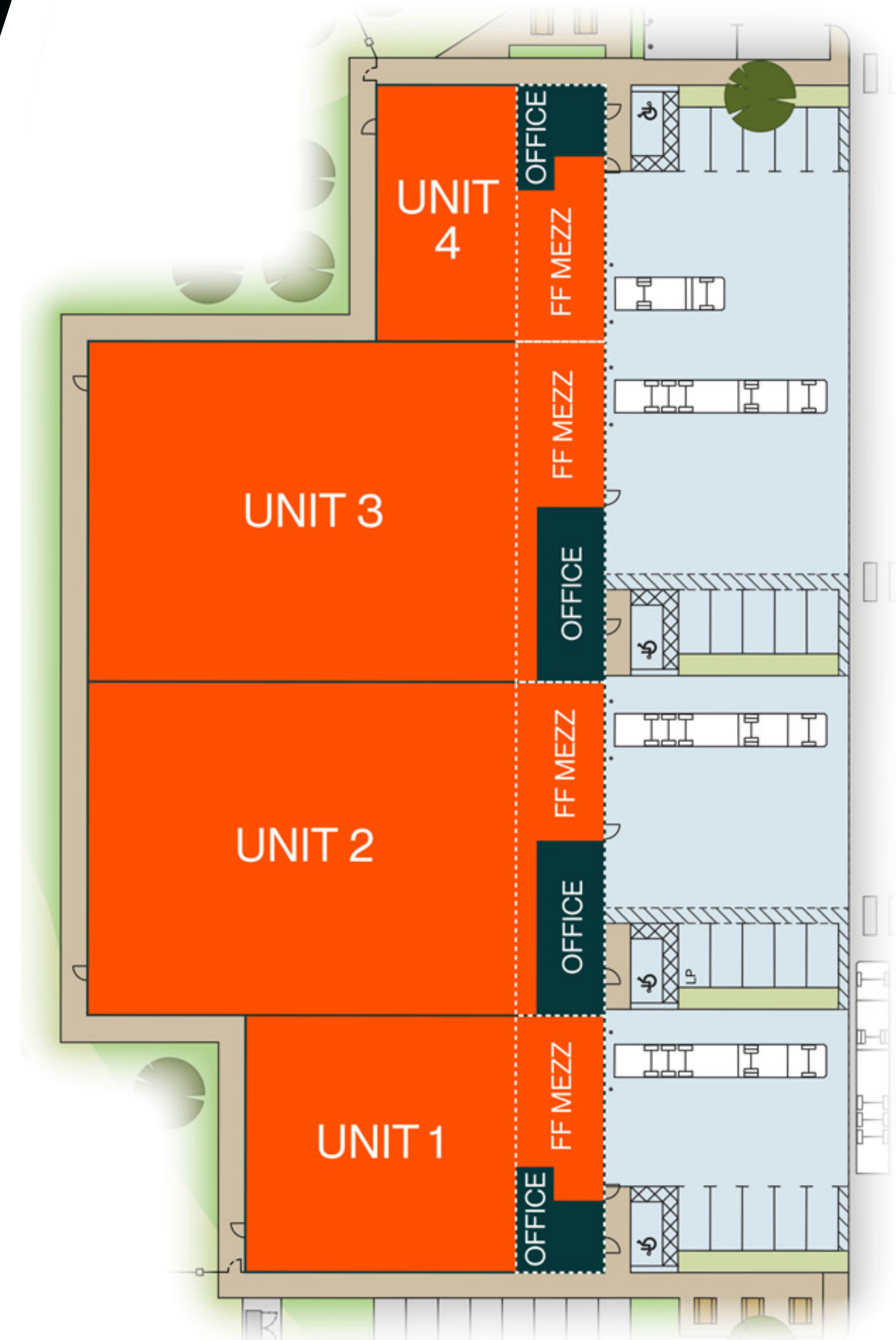
TBC

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
WAREHOUSE	5,228 SQ FT	9,980 SQ FT	9,980 SQ FT	3,096 SQ FT
OFFICE	439 SQ FT	807 SQ FT	807 SQ FT	439 SQ FT
MEZZANINE	1,213 SQ FT	1,626 SQ FT	1,626 SQ FT	1,213 SQ FT
TOTAL	6,880 SQ FT	12,413 SQ FT	12,413 SQ FT	4,748 SQ FT
LEVEL ACCESSING LOADING DOOR	1	1	1	1
HAUNCH HEIGHT	8M	8M	8M	8M

Units available individually or combined.



Warehousing that Works.



Development layout is indicative.

/ Units 5-7.

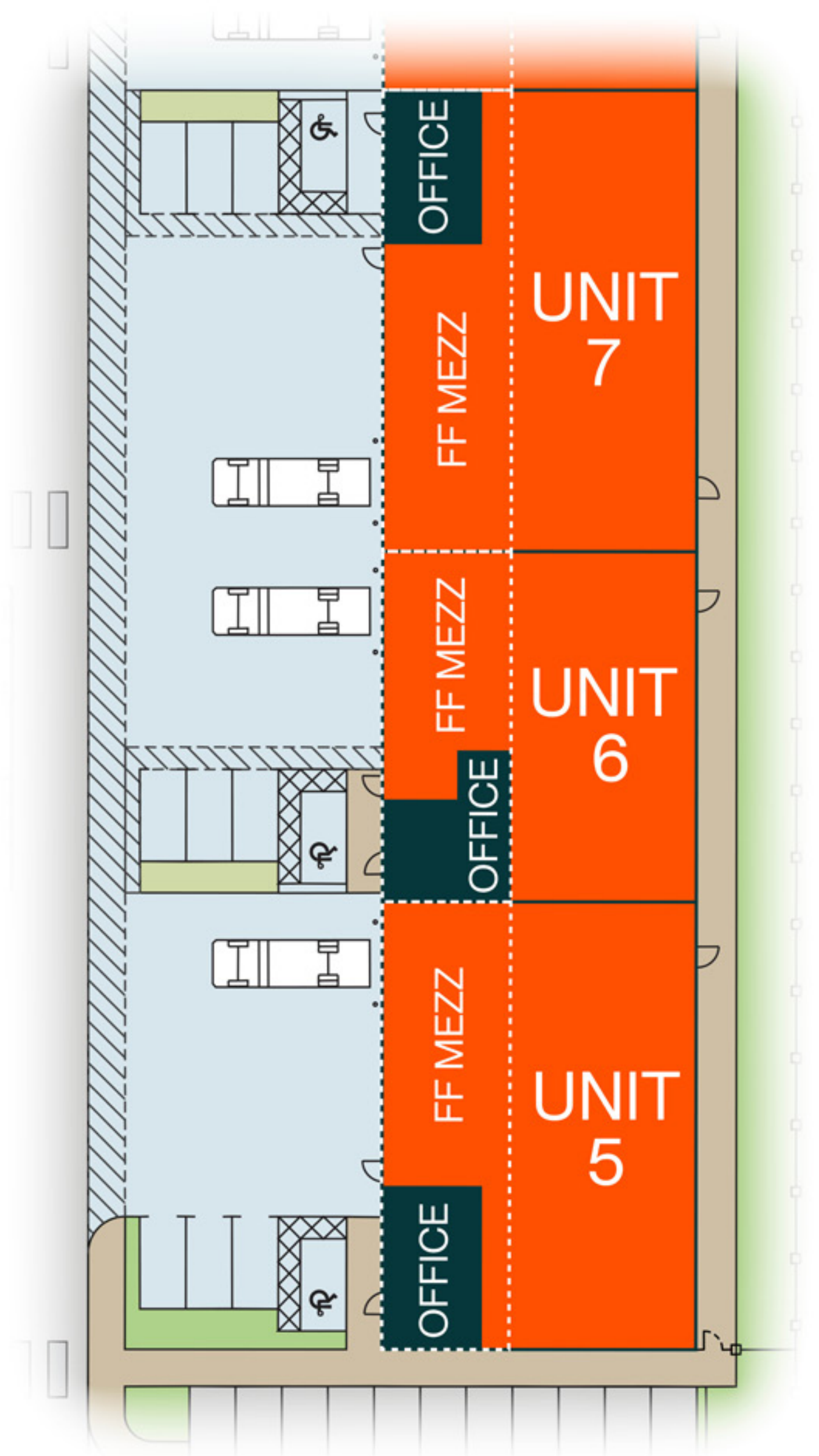
TBC

	UNIT 5	UNIT 6	UNIT 7
WAREHOUSE	3,651 SQ FT	2,746 SQ FT	3,780 SQ FT
OFFICE	438 SQ FT	439 SQ FT	439 SQ FT
MEZZANINE	1,506 SQ FT	1,144 SQ FT	1,558 SQ FT
TOTAL	5,596 SQ FT	4,330 SQ FT	5,777 SQ FT
LEVEL ACCESSING LOADING DOOR	1	1	1
HAUNCH HEIGHT	8M	8M	8M

Units available individually or combined.



Warehousing that Works.



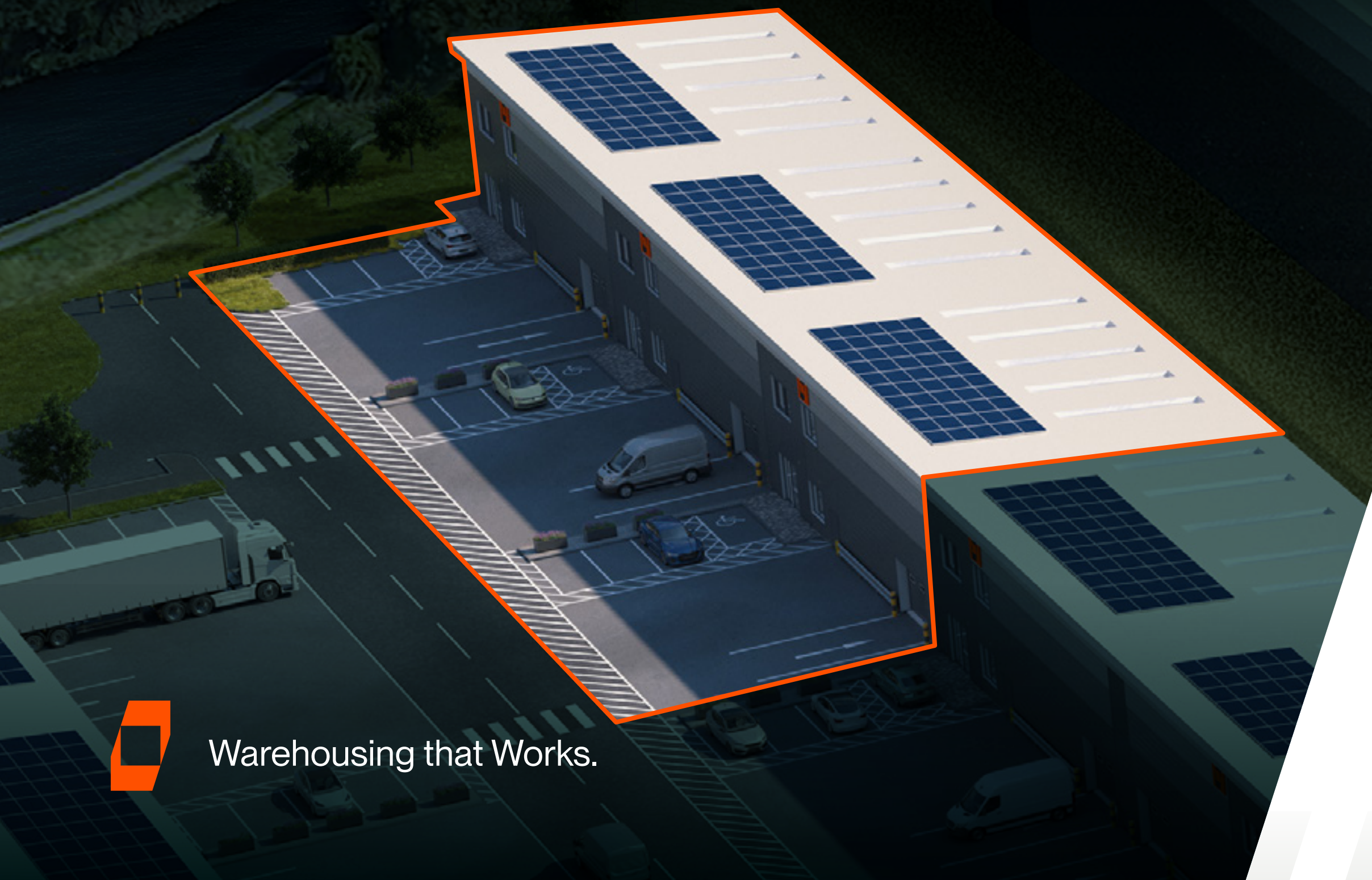
Development layout is indicative.

Units 8-10.

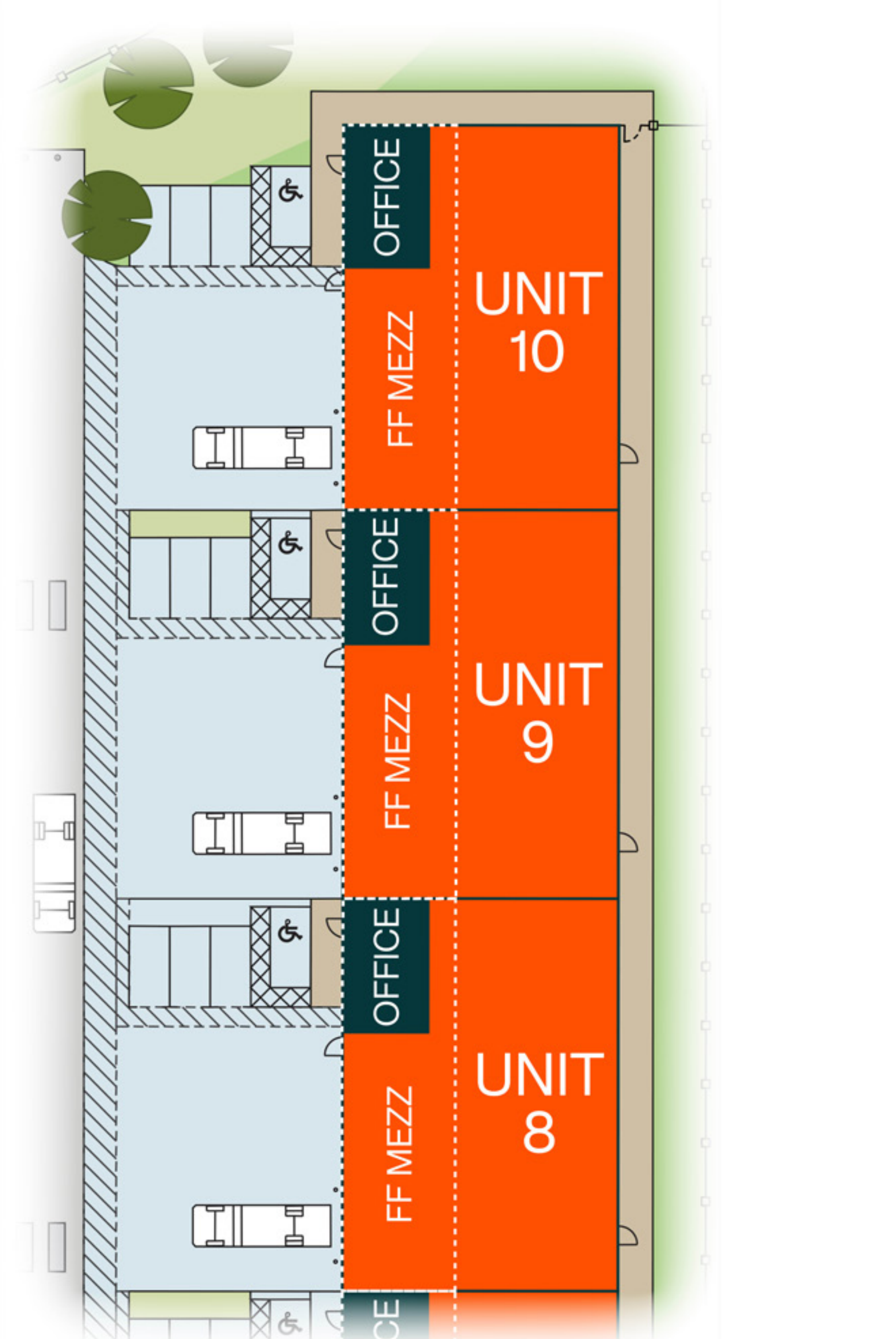
TBC

	UNIT 8	UNIT 9	UNIT 10
WAREHOUSE	3,651 SQ FT	3,608 SQ FT	3,479 SQ FT
OFFICE	439 SQ FT	439 SQ FT	439 SQ FT
MEZZANINE	1,506 SQ FT	1,489 SQ FT	1,437 SQ FT
TOTAL	5,596 SQ FT	5,536 SQ FT	5,355 SQ FT
LEVEL ACCESSING LOADING DOOR	1	1	1
HAUNCH HEIGHT	8M	8M	8M

Units available individually or combined.



Warehousing that Works.



Development layout is indicative.

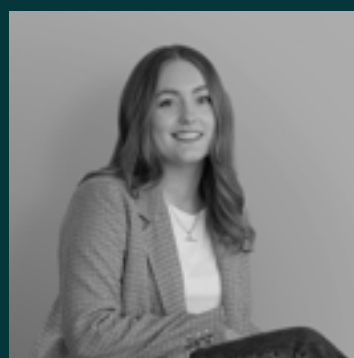


We know that people and the planet are important to you – they're important to us too.

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



ALICE BOLTON GOUGH

Asset Manager

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Warehousing that Works.



Indicative computer generated image of Indurent Etruria Valley.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. May 2026. TBDW 07250-04.



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