



# INDURENT

PARK STOKE CENTRAL

ST1 5NP  
///SAND.TENDER.WIRE

Detached warehouse unit

UNIT C55: 55,232 SQ FT (5,131 SQ M)

Available to let now



Additional build  
to suit space  
of 72,000 sq ft available

BREEAM Excellent rating  
places this building in the  
top 10% of UK warehouses  
for sustainability

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. Stoke C55 is a highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

## An ideal location for the West Midlands

Stoke C55 is strategically positioned in close proximity to the A500, providing direct access to junctions 15 & 16 of the M6 and other commercial areas of the Stoke-on-Trent and Newcastle-under-Lyme conurbation.

It will also benefit from the new EVLR link which is in the process of being constructed. The new link road provides immediate access to the A500.

**EPC A**  
rating

With an EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



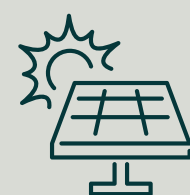
Smart LED lighting helping you reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating places this warehouse in the top 10% of warehouses in the UK for sustainability.



Rooftop solar panels included as standard.







# Why choose Stoke C55?



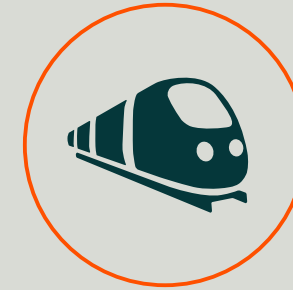
Part of the wider 300 acre festival park development.



Local amenities include Morrisons, Boots, McDonalds and Hilton Double Tree Hotel.



New link road by Stoke on Trent City Council. Direct access from A500 dual carriageway.



Under an hour's drive from Birmingham Freightliner Terminal.





## STRONG LOCAL LABOUR.

Staffordshire and Stoke-on-Trent offer one of the UK's largest labour pools



## HIGHLY SKILLED WORKFORCE.

Strong manufacturing workforce with a very high concentration of engineering skills



## LABOR COST SAVINGS

Potential salary savings of 14% against the national average



Source: ONS



Warehousing that Works.

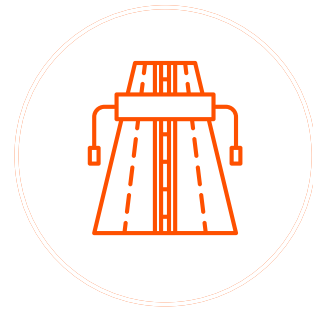


# You're well-connected.



**2.2 MILES**

from Stoke on Trent city centre



**UNDER 5 MILES**

from the A50 and M6



**47 MILES**

from Birmingham Intermodal Freight Terminal



**2 AIRPORTS**

close to both Manchester and East Midlands airports



**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.

UNIT C55	
WAREHOUSE	48,355 SQ FT (4,492 SQ M)
OFFICES INC. GF CORE	3,741 SQ FT (348 SQ M)
PLANT DECK	3,136 SQ FT (291 SQ M)
<b>TOTAL</b>	<b>55,232 SQ FT (5,131 SQ M)</b>
EAVES HEIGHT	10 M
YARD DEPTH	50 M
DOCK LEVEL LOADING DOORS	5
LEVEL ACCESS LOADING DOORS	2
EURO DOCK DOORS	0
FLOOR LOADING	50 KN SQ M
CAR PARKING	52
HGV PARKING	7



BREEAM Excellent



50 kN sq/m floor loading



Unrestricted 24 hour access / use



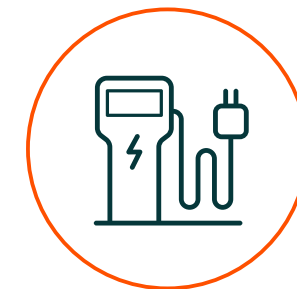
Planning consent for B1c, B2 and B8 uses



Indument standard specification



EPC A rated



EV car charging



First floor office with flexible undercroft for occupier fit-out



High quality estate environment, labour proximity and travel mode options



Enhanced landscaping and outdoor areas

\*All floor areas are approximate gross internal areas.







Lorry Parking



N



Dedicated car parking

Site plan is indicative.



Warehousing that Works.





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



**HANNAH BAILEY**

*Development Manager*

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Warehousing that Works.





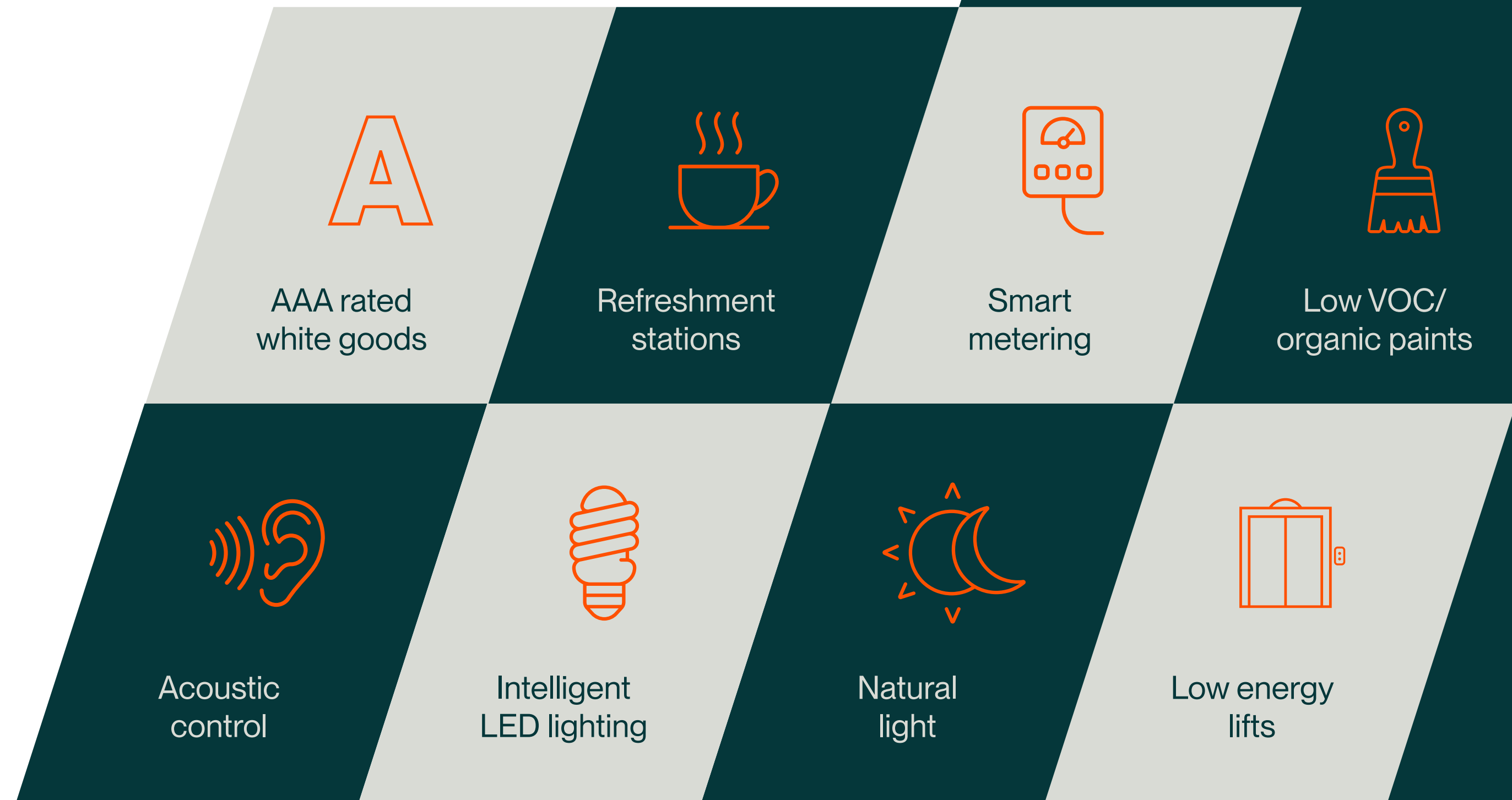
# The Indurent standard.

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







# 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.



# High performance space where you need it.



**HANNAH BAILEY**

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