

GOODS YARD

GLEBE STREET, STOKE-ON-TRENT, ST4 1HG

CAPITAL&CENTRIC

BRINGING THE GOODS.

Goods Yard is a new neighbourhood of 174 homes, 30,000 sq ft of workspace, independent bars, eateries, coffee shops and stores, and a lush, green public square designed for socialising, pop-ups and peaceful moments.

In 2021, Stoke-on-Trent received £56m of Levelling Up funding to kick-start its transformation and grow the local economy. Set to become a major destination to live, work and hang out, Goods Yard is the epicentre of the city's regeneration.

We're on the hunt for creative businesses to move into the city's best design-led spaces.

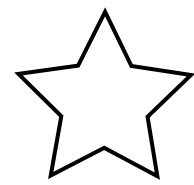
There's units available across 4 beautiful buildings, including the locally listed Vaults, Victorian Signal Box, Pavilion and residential building. The spaces have bags of character, will be hooked up to the city's district heating network and have exceptional transport links.

SPACES RANGE FROM 1,200 - 14,265 SQ FT.



FEATURES.

KEY FEATURES.



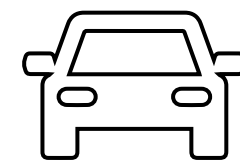
Stoke-on-Trent heritage icon



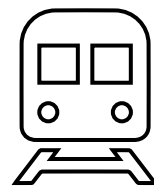
4 unique, incredible buildings



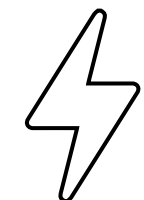
Lush, green public square



600 parking spaces within 4 mins



New walkway to train station



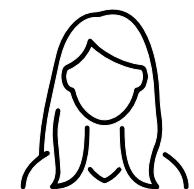
Connected to district heating network



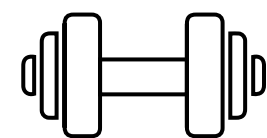
Target EPC rating B



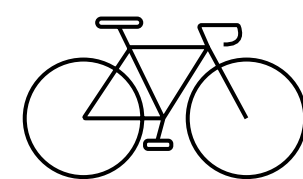
Independent cafés, bars & eateries



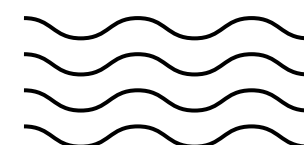
Community manager



Onsite gym



Walking and cycling routes



Canalside jetty





STEEPED IN HISTORY.

Goods Yard started out as a goods warehouse, a hub for storing wares as they were craned between the trainline and canal, and shipped across the local area.

Originally a 3-storey brick building with vaulted basement below, the upper levels were used for storing rail freight shipments under cover after they arrived on site.

In the mid-20th century, lightweight steel frames were built around the main shed and the buildings became a storage warehouse.






Capital&Centric got its hands on Goods Yard in 2019 and began its epic transformation into a thriving new community.

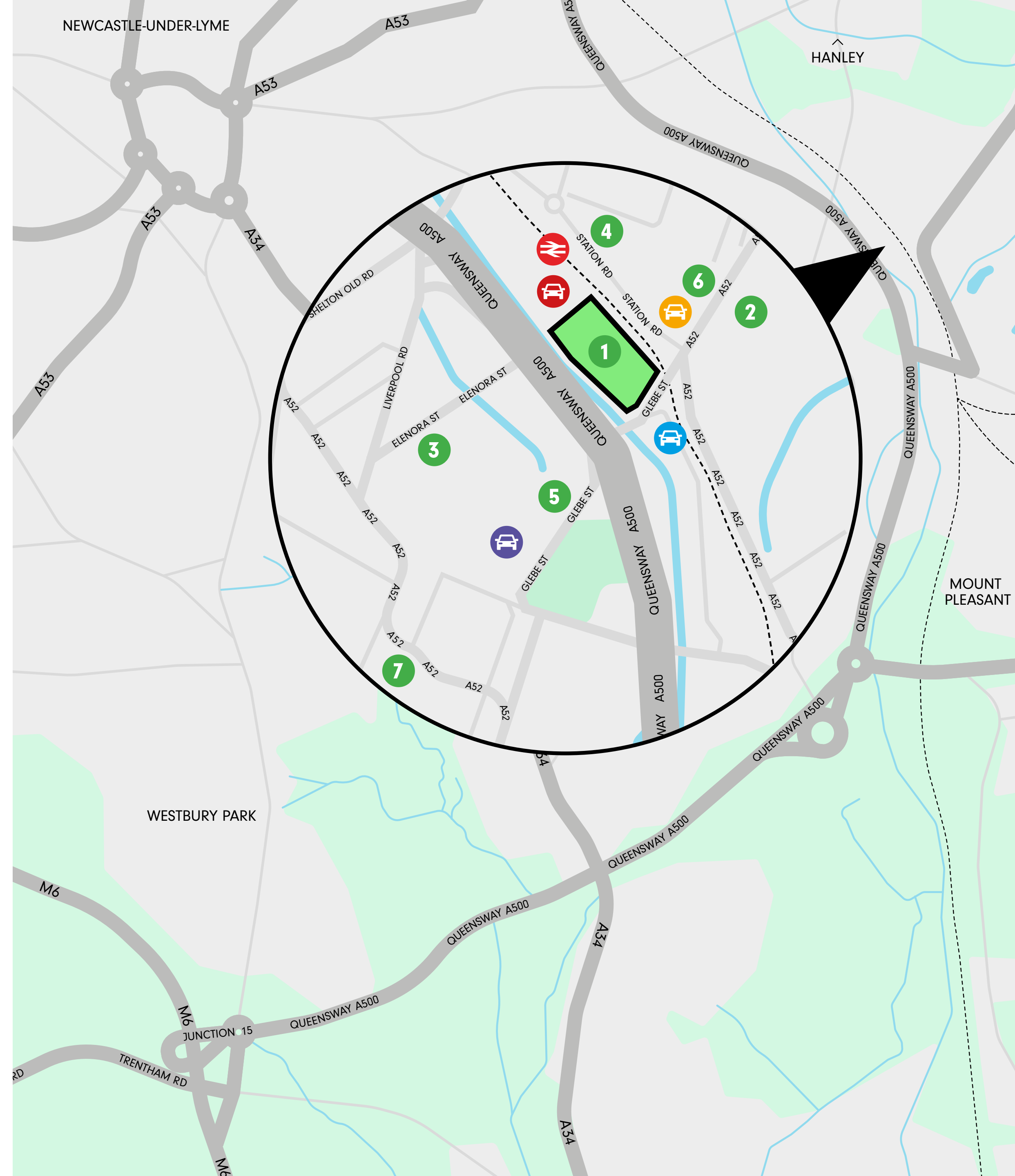
LOCATION.

THE PLACE TO BE.

Stoke-on-Trent has bags of character and is home to a vibrant community passionate about the city. With a rich history of turning dirt into art, The Potteries is packed full of creatives, and has a buzzing arts and food scene.

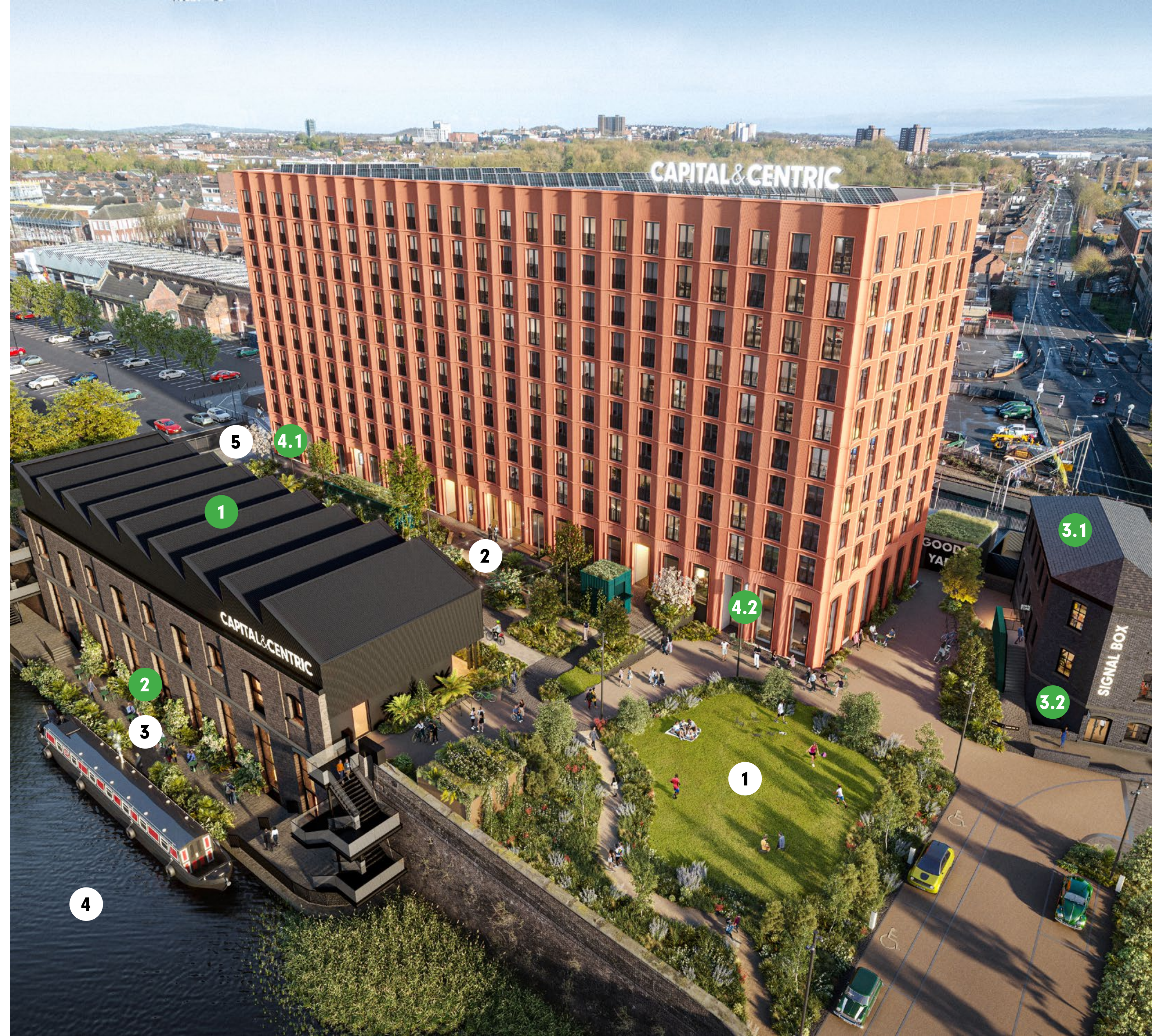
Goods Yard couldn't be in a better spot, just next door to Stoke-on-Trent train station and off the A500 with 600 car parking spaces within a 4 minute walk.

- 1 GOODS YARD.**
 - 2 STAFFORDSHIRE UNI.** 05 MINS.
 - 3 SPODE WORKS.** 08 MINS.
 - 4 THE POTTERS CLUB.** 05 MINS.
 - 5 STOKE TOWN HALL.** 03 MINS.
 - 6 ROYAL MAIL.** 03 MINS.
 - 7 SAINSBURY'S.** 14 MINS.
-  **STOKE TRAIN STATION CAR PARK 1.**
 -  **STOKE TRAIN STATION CAR PARK 3.**
 -  **KINGSWAY CAR PARK.**
 -  **STOKE STATION WEST CAR PARK.**
 -  **STOKE-ON-TRENT STATION.** 01 MIN.



COMMERCIAL UNITS.

- 1 THE PAVILION. 6,620 SQ FT
+ MEZZANINE 3,980 SQ FT
- 2 VAULTS WAREHOUSE. 14,265 SQ FT
INC MEZZANINE
- 3.1 SIGNAL BOX LOWER. 1,200 SQ FT
- 3.2 SIGNAL BOX UPPER. 1,560 SQ FT
INC MEZZANINE
- 4.1 GOODS YARD A. 3,000 SQ FT
- 4.2 GOODS YARD B. 1,650 SQ FT
- 1 RESIDENTS' LAWN.
- 2 GOODS YARD SQUARE.
- 3 CANALSIDE JETTY.
- 4 TRENT & MERSEY CANAL.
- 5 NEW TRAIN STATION LINK.



LINKED UP.

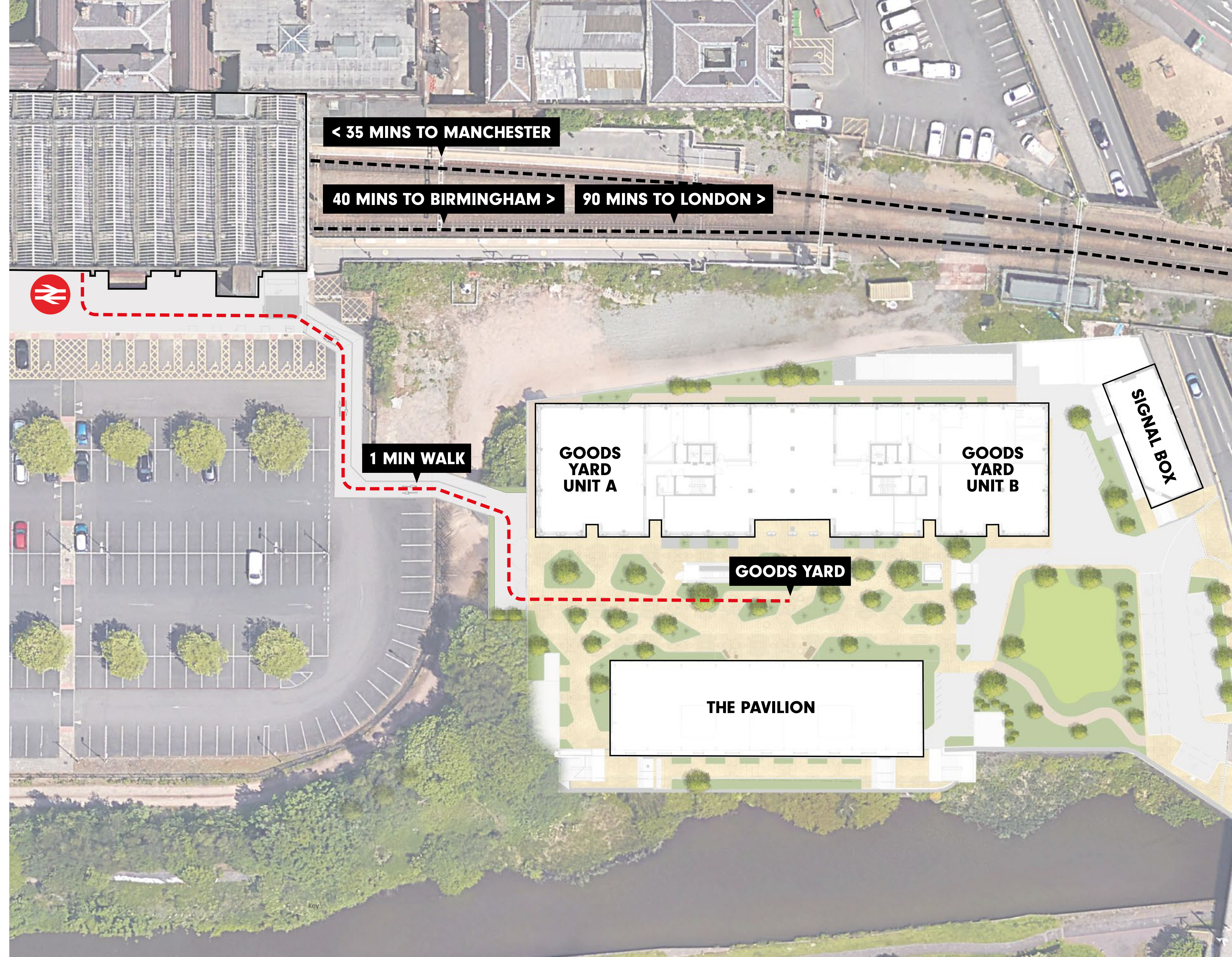
NEW LINKS.

Goods Yard couldn't be easier to get to by boat, bike, bus, train or car, giving you the opportunity to attract the best top talent.

We're opening up a new walking and cycling link between the train station and Goods Yard, providing direct access between the south side platform and new public square.

Goods Yard is located just off the A500, with 600 car parking spaces within 4 mins, and hooked up to National Cycle Route 55 along the Trent and Mersey tow path, which connects to the city's cycle network. If you've got a barge, there's space to moor along the canalside jetty.

Over 21,000 people live within a 15 min walk and it's on the doorstep of Staffordshire University, which has 15,000 students.



THE PAVILION. 6,620 SQ.FT. (615 SQ.M.) PLUS OPTIONAL 3,980 SQ.FT. (370 SQ.M.) MEZZANINE.

CAT A FITOUT

FLEXIBLE FIT

OPTION TO SUBDIVIDE

ORIGINAL BRICKWORK

HERITAGE WINDOWS OVERLOOKING THE CANAL

GLAZED FAÇADE FACING PUBLIC SQUARE

STEEL TRUSSES WITH SAWTOOTH ROOF WINDOWS

CONNECTED TO DISTRICT HEATING NETWORK

OPTION TO ADD MEZZANINE

150MM RAISED ASSESS FLOOR

TOILETS

SHOWERS

SMALL POWER

SUSPENDED DIMMABLE LINEAR LUMINEERS LIGHTING

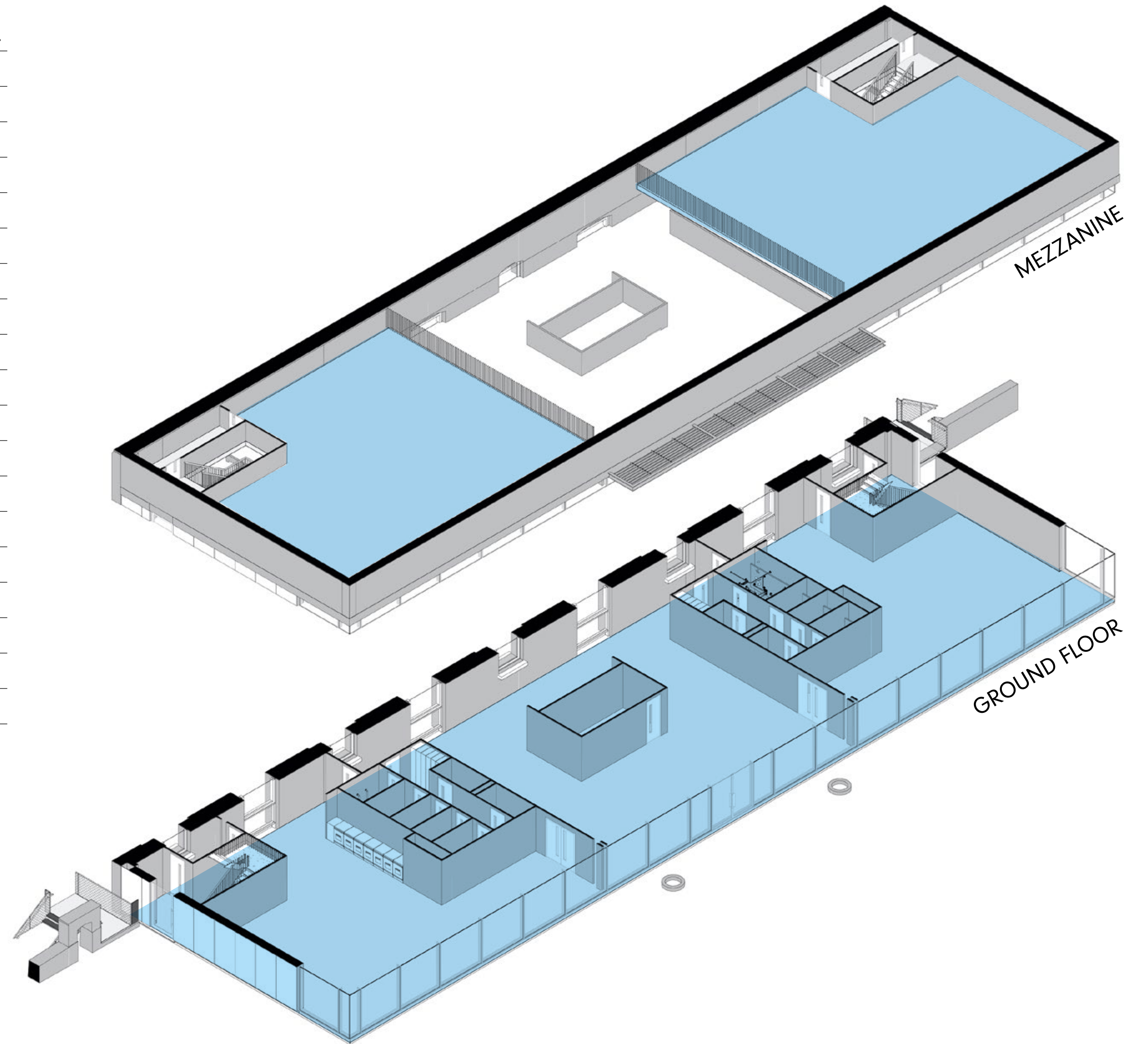
HERITAGE RADIATORS

VENTILATION CONTROLLED BY TEMPERATURE & AIR QUALITY SENSORS

SECURE BIKE STORAGE

EXTERNAL REFUSE STORES

MINIMUM SUBDIVISION 1,590 SQ FT



VAULTS WAREHOUSE. 14,265 SQ.FT. (1,325 SQ.M.) INC MEZZANINE.

CAT A+ FITOUT

LOCALLY LISTED VAULTS

EXPOSED BRICK VAULTED CEILINGS

EXPOSED BRICK COLUMNS

DOUBLE HEIGHT CEILING

TWO MEZZANINES

HUGE HERITAGE WINDOWS OVERLOOKING THE CANAL

OPENS ONTO CANALSIDE JETTY

FEATURE STAIRCASE FROM THE PUBLIC SQUARE

ROOFLIGHTS, ALLOWING NATURAL LIGHT IN FROM ABOVE

CONNECTED TO DISTRICT HEATING NETWORK

HEATING, COOLING & VENTILATION

LIFT ACCESS

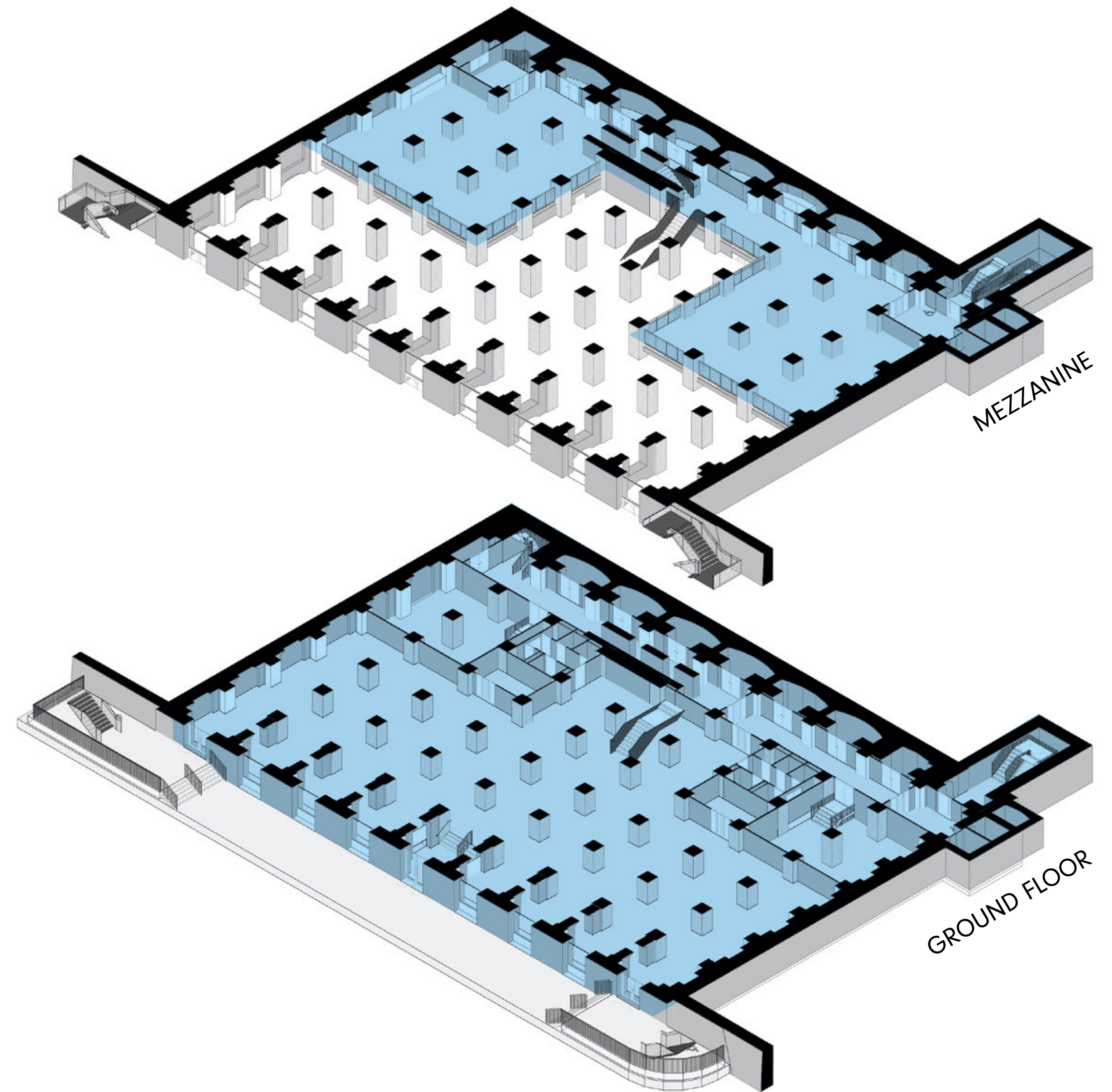
SMALL POWER

LIGHTING

KITCHEN EXTRACT

SECURE BIKE STORAGE

EXTERNAL REFUSE STORES



SIGNAL BOX LOWER. FROM 1,200 - 2,760 SQ.FT. (57 - 256 SQ.M.)

CAT A FITOUT

TOILETS

LIFT ACCESS

SMALL POWER

DATA

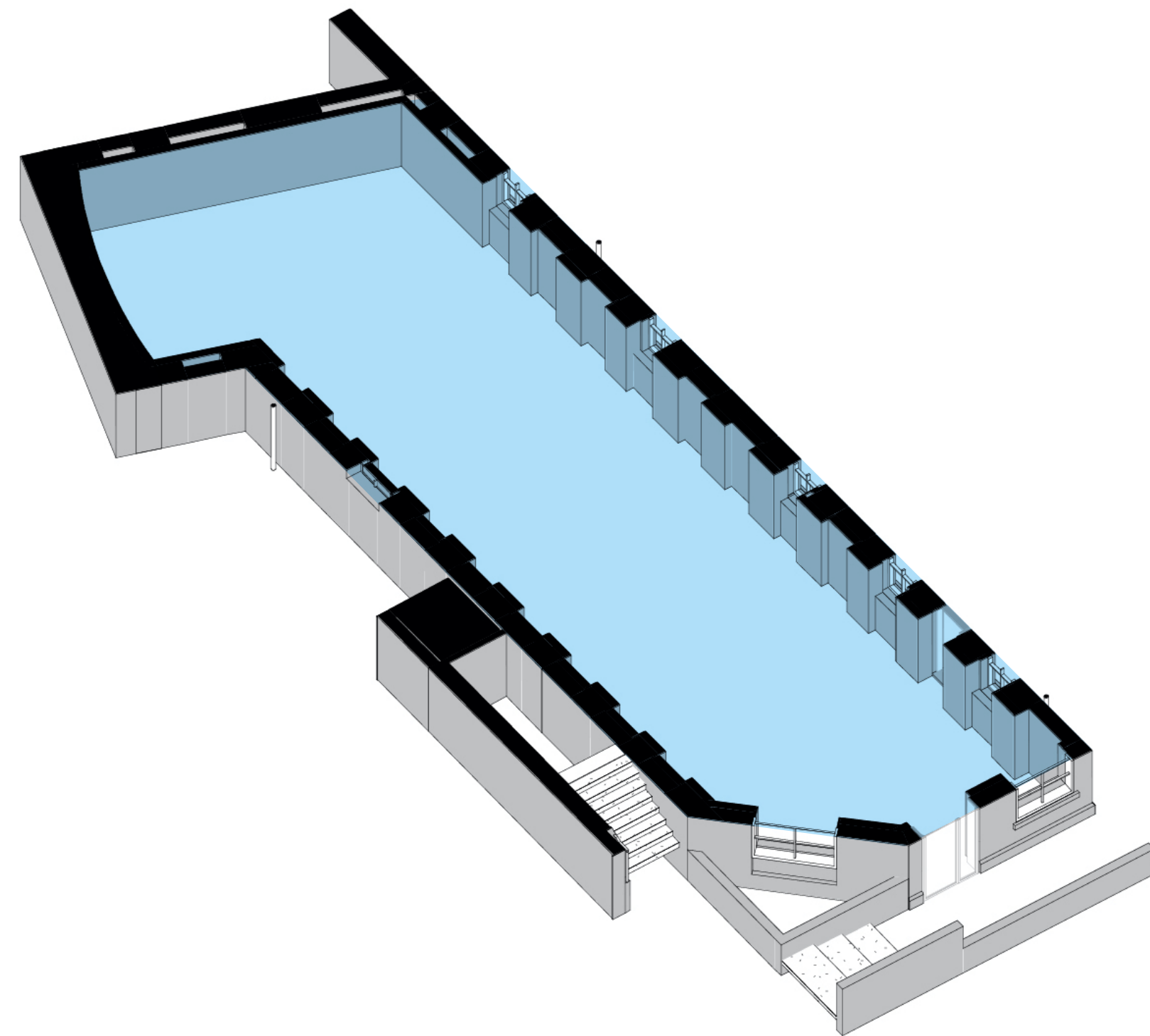
LIGHTING

ELECTRIC PANEL HEATERS

ORIGINAL EXPOSED BRICK

BARREL-VAULTED BRICK CEILING

SASH WINDOWS



SIGNAL BOX UPPER. 1,560 SQ.FT. (145 SQ.M.) INC MEZZANINE.

CAT A FITOUT

TOILETS

LIFT ACCESS

SMALL POWER

DATA

LIGHTING

ELECTRIC PANEL HEATERS

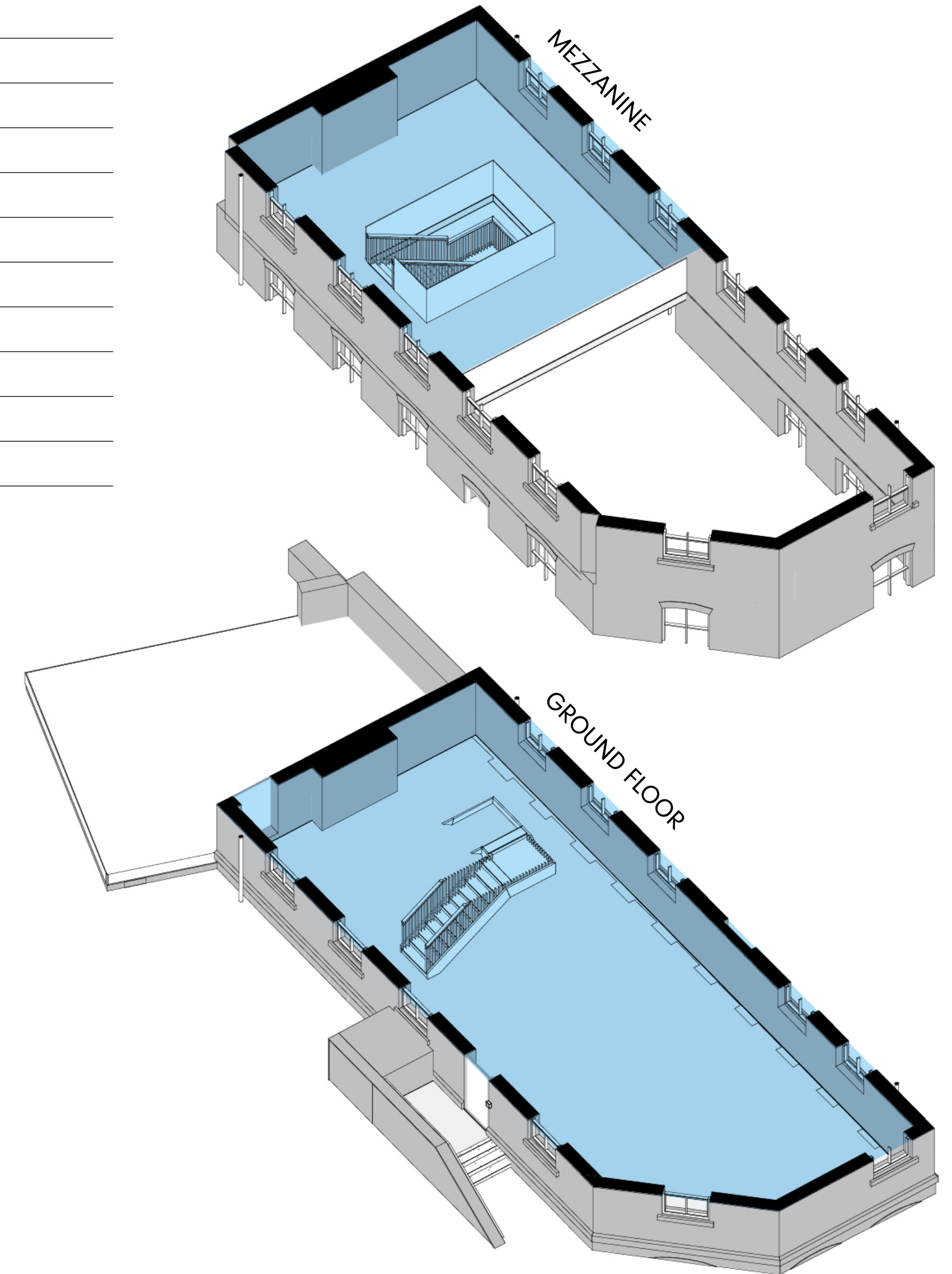
DOUBLE HEIGHT

MEZZANINE

ORIGINAL EXPOSED BRICK

EXPOSED TIMBER TRUSSES

DUAL ASPECT SASH WINDOWS



GOODS YARD A. 3,000 SQ.FT. (279 SQ.M.)

EXPOSED CONCRETE FEATURES

OPENS ONTO PUBLIC SQUARE

FLOOR TO CEILING WINDOWS

CONNECTED TO DISTRICT HEATING NETWORK

HEATING & COOLING

SMALL POWER

LIGHTING

SECURE BIKE STORAGE

EXTERNAL REFUSE STORES

GOODS YARD B. 1,650 SQ.FT. (153 SQ.M.)

CAT A FITOUT

EXPOSED CONCRETE FEATURES

OPENS ONTO PUBLIC SQUARE

FLOOR TO CEILING WINDOWS

CONNECTED TO DISTRICT HEATING NETWORK

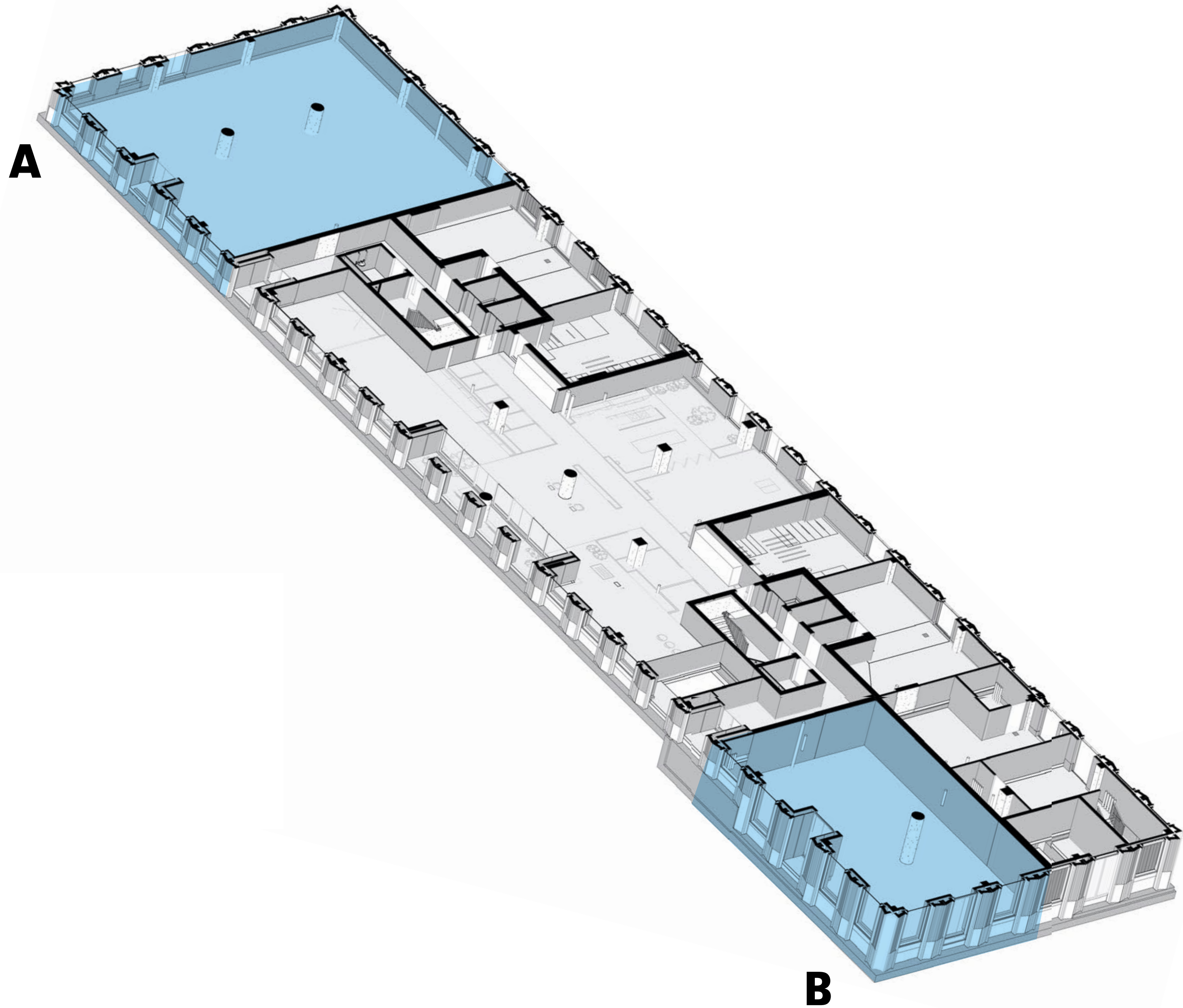
HEATING & COOLING

SMALL POWER

LIGHTING

SECURE BIKE STORAGE

EXTERNAL REFUSE STORES



CAPITAL&CENTRIC.

NOT YOUR AVERAGE LANDLORD.

We know how to make workspace great. Life with us is way more than just four walls and a desk.

Across our workspaces, we bring our communities together with regular lunches, craft workshops, and post work pints. For the people that like to limber up, we put on yoga and pilates, along with meditation for those who prefer to take it slow.

Our residents also get exclusive discount at our onsite café-bars. These are just some of the extras you can expect with Capital&Centric.



TESTIMONIAL.

"THE BIGGEST SYMBOL OF A POTTERIES RENAISSANCE."

"A history packed with arts, crafts and surprisingly appealing surroundings are helping Stoke-on-Trent's efforts to catch the eye. The recently approved £60 million Goods Yard development, next to the station, with new homes and work spaces alongside shops, bars, outdoor areas and gardens, will be the biggest symbol of a Potteries renaissance."



THE SUNDAY TIMES





NEW DESTINATION.

ON YOUR DOORSTEP.

Goods Yard will become a new destination for Stoke-on-Trent, with independent coffee shops, eateries and bars onsite for meetings over a brew, picking up lunch and after work pints.

The new public square will be the beating heart of the community with seating, lush planting and little nooks to explore. There'll be seating spilling out onto the canalside jetty which will be a place to enjoy a peaceful moment next to the water.

ECO-FRIENDLY.

POWERED UP.

Goods Yard is connected to the city's district heating network which uses the Earth's natural geothermal heat to provide super low-carbon, renewable heat and hot water.

The district heating network will provide a closed-loop supply of heated water, reducing the need for gas and electric powered boilers.

Over time, it'll offset up to 75% of carbon for buildings connected to it and will be fully decarbonised by 2030. Best of all, it'll make your energy bills way cheaper.

Each unit will be at least an EPC B rating.



CAPITAL&CENTRIC.

THIS ISN'T OUR FIRST RODEO.

Capital&Centric are social impact developers, investors, and operators, with projects across the North and Midlands. We dream up ways to turn unloved land and buildings into brilliant new places. We love great architecture, and offbeat design and everything we build is super energy efficient. We've got a pretty impressive track record, covering homes, restaurants, workspace, hotels, and mixed used neighbourhoods.

We're the people behind Liverpool's Bunker, a tamed brutalist beast that's won the British Council for Offices award for the best office development in the UK, and has picked up design awards from RIBA and Architect's Journal.

Tempest is another restored brutalist workspace in Liverpool city centre. It's been home to some of the city's greats, including Castore which is now valued at £1b. That's how good our spaces are ;)



BUNKER



INTERESTED?

Fancy setting up shop at Goods Yard?

Get in touch with our team to have a chat or
book in for a brew.

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