

ETRURIA VALLEY BUSINESS PARK

DEVELOPMENT LAND FOR SALE

FESTIVAL PARK
STOKE-ON-TRENT
STAFFORDSHIRE
ST1 5NP



 CERAMIC VALLEY ENTERPRISE ZONE
STOKE-ON-TRENT & STAFFORDSHIRE

DEVELOPMENT OPPORTUNITY
3.29 acres (1.33 ha)

 ST.MODWEN

PROPERTY FEATURES

- Level plot extending to 3.29 acres (1.33 hectares)
- Detailed planning for B1 (a) Uses ref: SOT/48428/FUL
- Outline Planning for B1 (c) B2 and B8 uses pending (March 2019 ref: 61494/OUT)
- Excellent road links via A53/A50/A500 and M6
- Existing occupiers include Vodafone, DPD Geopost, Bet365 and Wade Ceramics
- Suitable for a variety of uses (subject to planning consent)
- Enterprise Zone Status

DESCRIPTION

The site is a level plot extending to 3.29 acres (1.33 ha) and is development ready. It benefits from an outline planning consent for B1, B2, B8 uses.

SERVICES

We understand that mains services are available in the highway.

Interested parties are to rely upon their own investigations.

METHOD OF DISPOSAL

Following initial marketing, interested parties will be invited to submit expressions of interest and their offers based on current available information.

A short list of interested parties will be granted full access to available site investigation reports, and will be invited to submit their best offers for the site. This does not represent a formal tender and our client will not be obliged to accept any or the highest offer received.

INFORMATION PACK

An information pack will be made available to interested parties. Please contact the sole agents.

TENURE

We are instructed to sell a 150 year ground leasehold interest at a ground rent of £500 per annum with 15 year reviews to RPI.

LEGAL COSTS

Each party is to cover their own legal, and surveyors, costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

CERAMIC VALLEY ENTERPRISE ZONE

Etruria Valley Business Park is part of the Ceramic Valley Enterprise Zone promoted by the Make It Stoke on Trent and Staffordshire investment service.

The Enterprise Zone supports a wide range of office, manufacturing and warehouse/ distribution uses in the key A500 corridor. Incentives for businesses locating to Etruria

Valley Business Park include enhanced capital allowances for investment in qualifying expenditure.



ETRURIA VALLEY BUSINESS PARK IS PART OF THE WIDER 300 ACRE FESTIVAL PARK DEVELOPMENT. AROUND 1,400,000 SQ FT OF COMMERCIAL SPACE HAS BEEN DEVELOPED TO DATE.

PLAN

DEVELOPMENT LAND 3.29 ACRES (1.33 HA)



MAJOR LOCAL
OCCUPIERS INCLUDE:



bet365



TRAVEL DISTANCES

SAT NAV: ST1 5NP

(Source: Google Maps, 2018)

Etruria Valley forms part of the 300 acre Festival Park scheme and is now one of the key Enterprise Zone sites in the Ceramic Valley area of Stoke-on-Trent, comprising a mixture of office, industrial and trade occupiers, close to nearby retail and leisure facilities.

It is situated off the A53 (Etruria Road) which links directly with the A500, which is within 5.5 miles of M6 junction 15 to the southwest and 8 miles of M6 junction 16 to the northwest.

Existing occupiers include Vodafone, DPD Geopost, Bet365 and Wade Ceramics.

CITIES

Stoke-on-Trent City Centre	1.5 miles (2.4 km)
Stafford	20 miles (32.2 km)
Crewe	14.5 miles (23.3 km)
Birmingham	46.7 miles (75.1 km)
Manchester	43.7 miles (70.3 km)
London	160 miles (257.4 km)

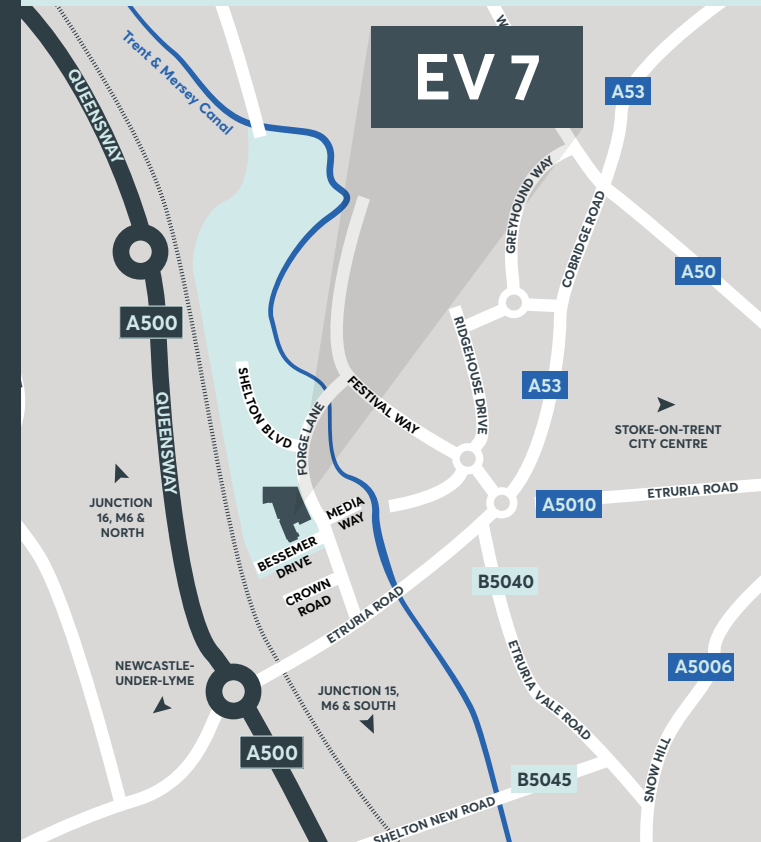
MOTORWAYS

M6 J15	4.5 miles (7.2 km)
A500	0.7 mile (1.1 km)
A50	3.1 miles (5 km)
M1 J24a	43.9 miles (70.7 km)
M62 J10	37.9 miles (61 km)

AIRPORTS

East Midlands	46.7 miles (75.2 km)
Birmingham	57 miles (91.7 km)
Manchester	29.7 miles (47.8 km)
Heathrow	157 miles (252.6 km)

ETRURIA VALLEY BUSINESS PARK



FOR FURTHER INFORMATION

Please contact:



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