

141,121 Sq Ft - To Let

Premier Logistics Unit

Fully Fitted and Racked

Campbell Road

Stoke

ST4 4EY

**W
F
O
R
M
141**

CABOT |

Industrial Heritage Modern Logistics



Fully Fitted and Racked



Minimum Working Height – 12m



B1, B2 and B8



500kva Power Supply



EPC Rated A14 BREEAM Very Good



24hr Use

Proven Network



Dunelm

Michelin Tyre

Bet 365 Stadium

Marks & Spencers

GXO

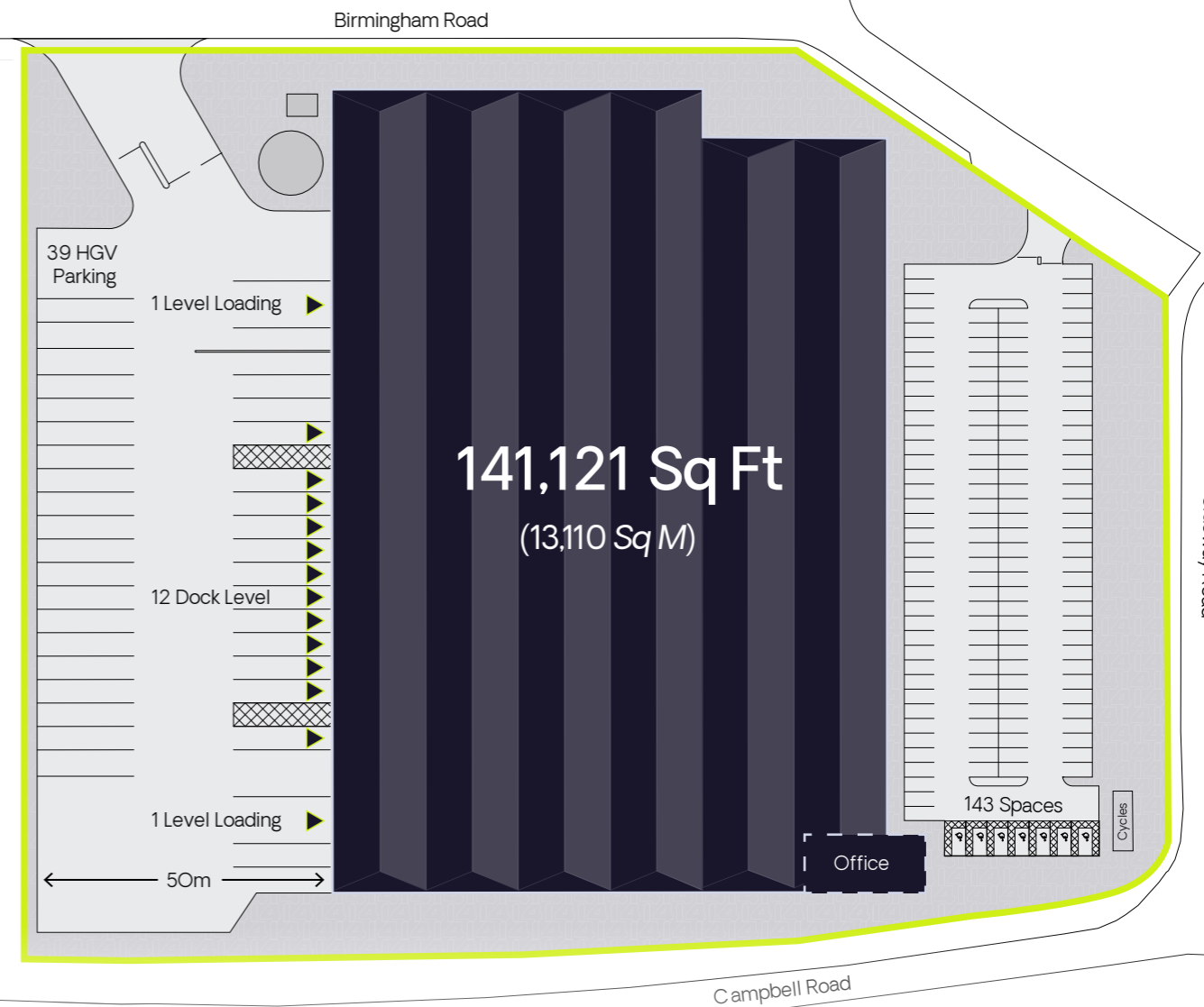
Simarco International

Dunelm

Sainsbury's



Scan For 360 Virtual Tour



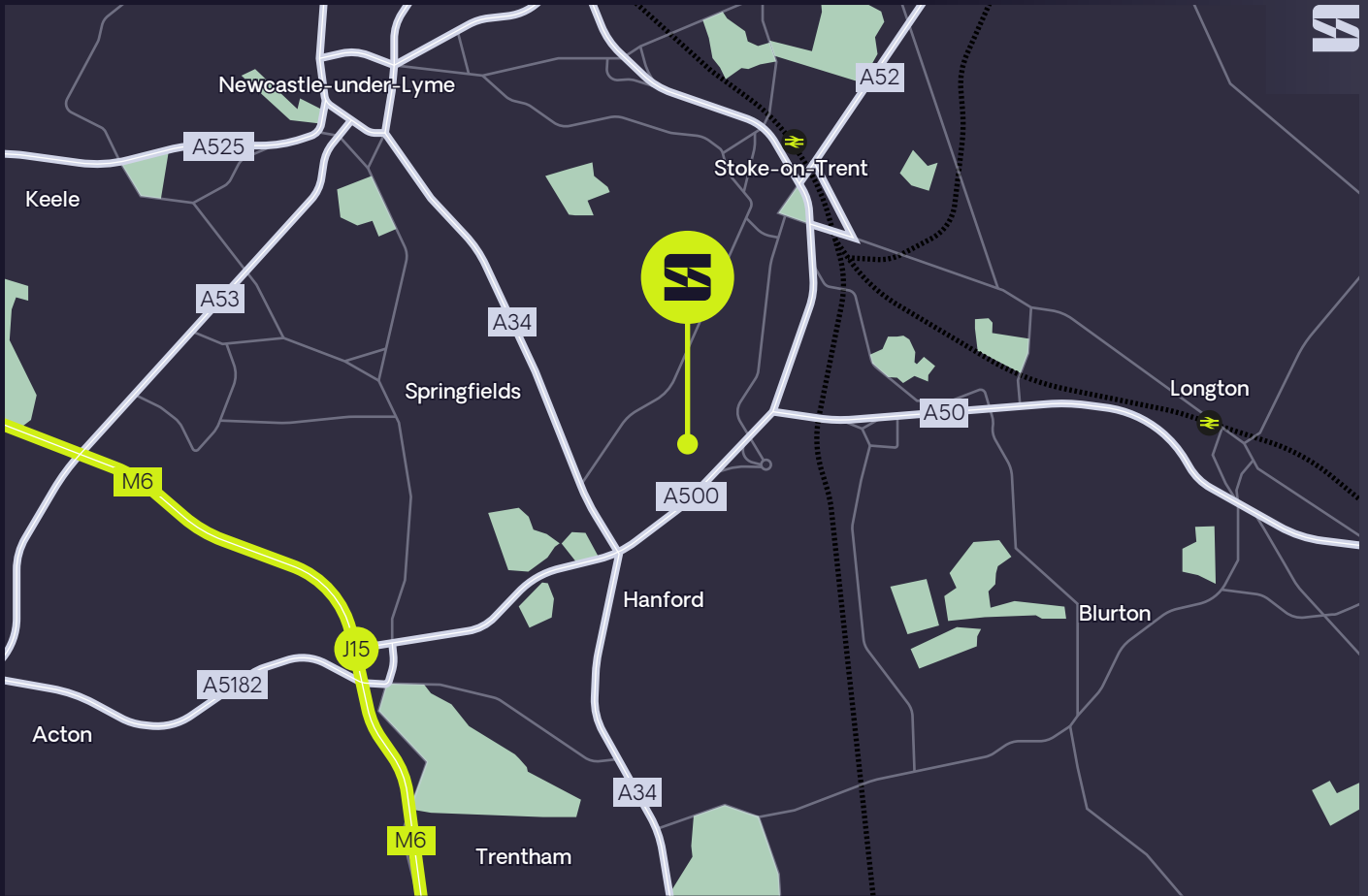
141,121 Sq Ft
(13,110 Sq M)

Premier Logistics Built to Deliver

A high specification unit benefitting from 12 dock loading doors, 2 level access loading doors, a 50 metre yard, 39 HGV parking spaces, 143 car parking spaces and a minimum height to eaves of 12 metres.

Warehouse	134,725 Sq Ft	12,516 Sq M
Offices	6,396 Sq Ft	594 Sq M
Total	141,121 Sq Ft	13,110 Sq M





Direct Access to The UK

The unit is located on Campbell Road which has direct road links to the A500, which is the main 'A' Road off Junction 15 of the M6 motorway and is approximately two miles to the west. Stoke Town centre is approximately two miles to the north-east with an estimated drive time of five minutes.

Two of the UK's most important freight airports, Manchester and East Midlands, are both within 1 hour and 30 mins HGV drive time. This supports the strategic location of Stoke 141, as it offers access to national and internal suppliers / markets.

A500	1 miles
M6 J15	2.1 miles
Birmingham	43.8 miles
Manchester	46.3 miles
Sheffield	47.3 miles
Liverpool	59.3 miles
London	157 miles



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