

S53 | Stoke South | Gordon Banks Drive | Stoke on Trent | ST4 4TW



S53  
INDURENT  
PARK



To Let

Fully Fitted / Last Mile Logistics Unit  
**53,207 sq ft** (4,943 sq m)



# Description & Specification

S53 is a fully-fitted, last-mile logistics unit, with LED lighting, ground-level double stackers and part-racking already in-situ. Key elements are highlighted below.



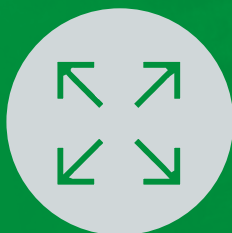
10m clear  
internal height



5 dock level  
loading doors



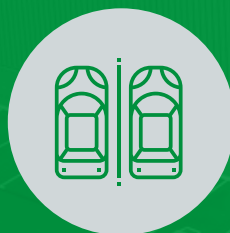
2 ground level  
access doors



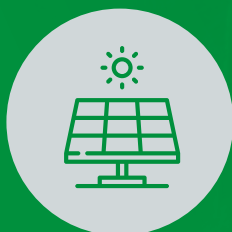
35m  
yard depth



Modern profile metal  
cladding to the  
elevations and roof,  
with excellent natural  
light via rooflights



49 car parking  
spaces, including 10  
EV charging spaces



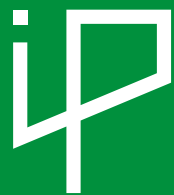
PV solar panels  
to the roof



BREEAM  
'Excellent'







## S53 INDURENT PARK



## Accommodation

We have measured the property to have the following approximate gross internal areas:

Area	sq m	sq ft
Warehouse	4,616	49,987
Ground Floor Office and Welfare	58	624
First Floor Office and Welfare	269	2,896
<b>Total</b>	<b>4,943</b>	<b>53,207</b>

## Planning

We understand the property benefits from B1, B2 and B8 consent, with no hours of use restrictions. Interested parties should satisfy themselves.

## Services

We understand the property benefits from all mains services. Interested parties should satisfy themselves.

## Business Rates

We note from the VOA website that the property has a Rateable Value of £277,500.





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# IP S53 INDURENT PARK

## Location

Unit S53 is located on St Modwen Park, Stoke South, which is one of the premier industrial / warehouse locations in Stoke.

The Park has excellent access to the national motorway given its strategic position between the A50 and the A5035 with direct access to both and its proximity to the A500 divided highway connecting to Junction 15 (South) and Junction 16 (North) of the M6 Motorway.

## Terms

The property is available by way of lease assignment until lease expiry or by way of a subletting for a period to time to be agreed up until the lease expiry in March 2037. The next rent review is in March 2027.

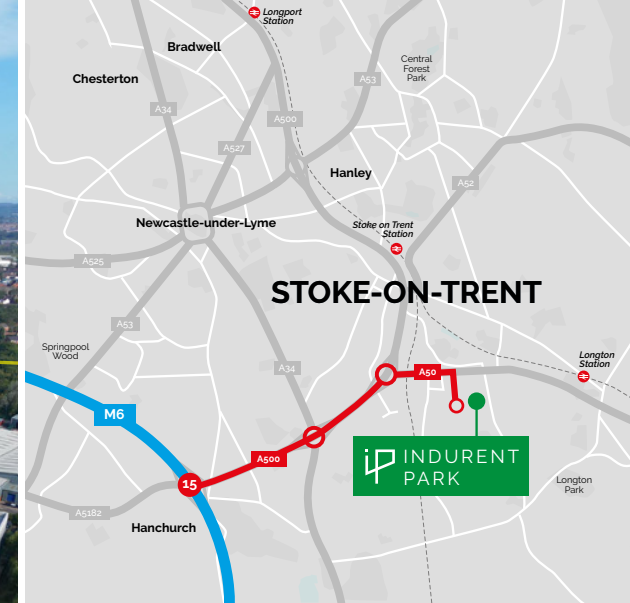
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## EPC

We note from the EPC Register that there is a current EPC expiring in December 2031, with a score of A22. This was produced prior to the existing tenants fit out.

## Contacts

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