

NEW INDUSTRIAL/WAREHOUSE UNIT

109,345 sq ft (10,158 sq m)

- Direct access to the A50
- West to M6 Stoke & Manchester
- East to A38 Derby & M1

FOR SALE OR TO LET

IMMEDIATELY
AVAILABLE



Excellent connectivity to North West,
West Midlands and East Midlands.

A DEVELOPMENT BY:

UNIT 1: ROBERT BAKEWELL BUSINESS PARK

ROBERT BAKEWELL WAY • UTTOXETER • ST14 5AU



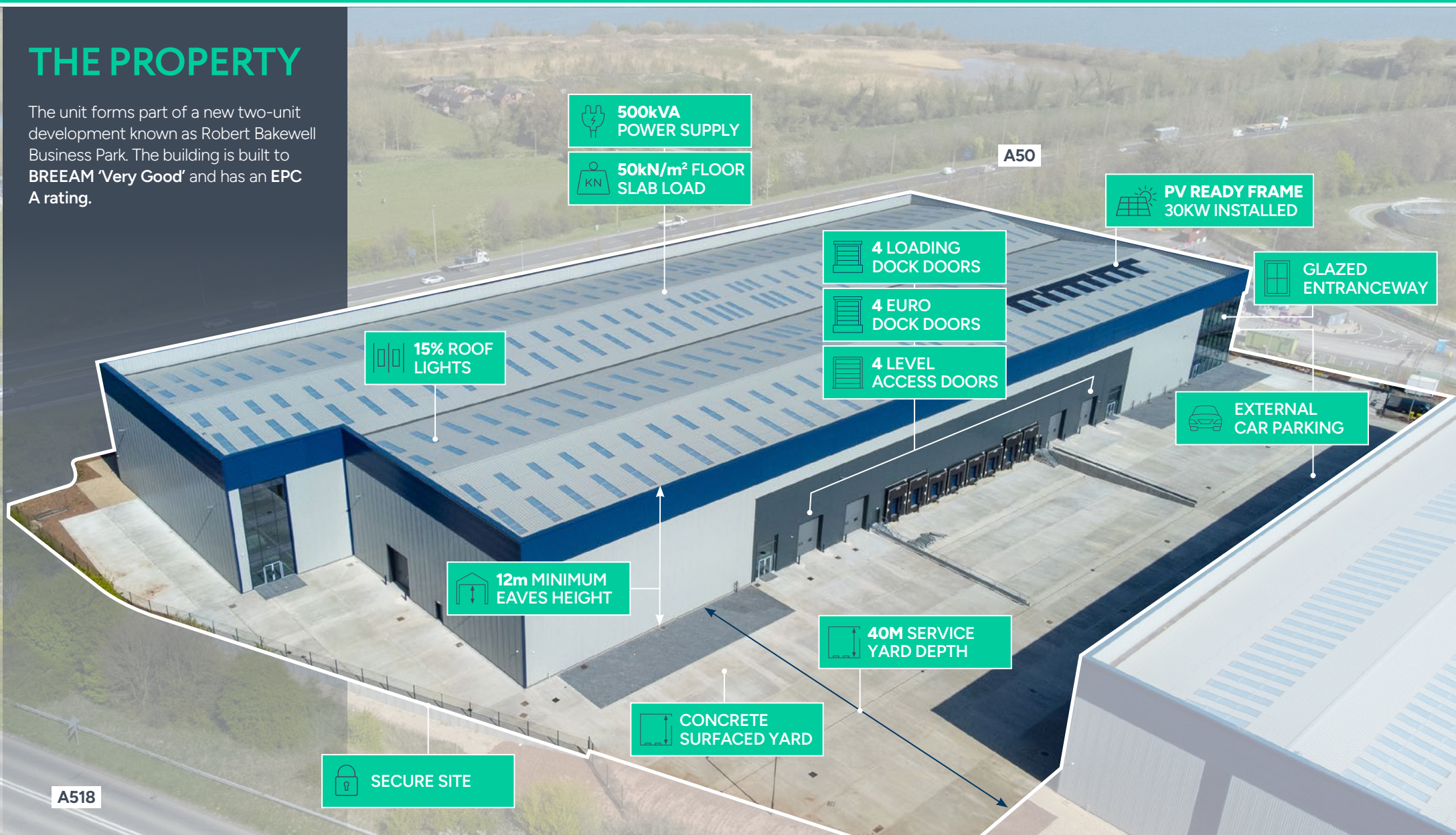
NEW INDUSTRIAL/LOGISTICS UNIT

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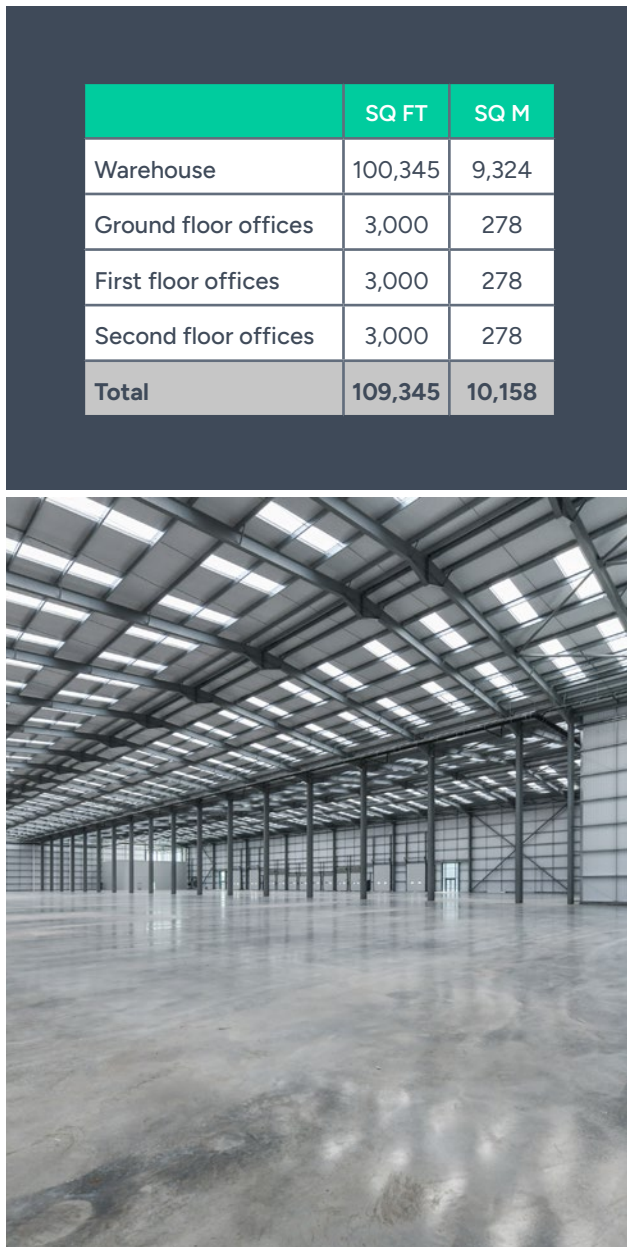
THE PROPERTY

The unit forms part of a new two-unit development known as Robert Bakewell Business Park. The building is built to BREEAM 'Very Good' and has an EPC A rating.



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	SQ FT	SQ M
Warehouse	100,345	9,324
Ground floor offices	3,000	278
First floor offices	3,000	278
Second floor offices	3,000	278
Total	109,345	10,158

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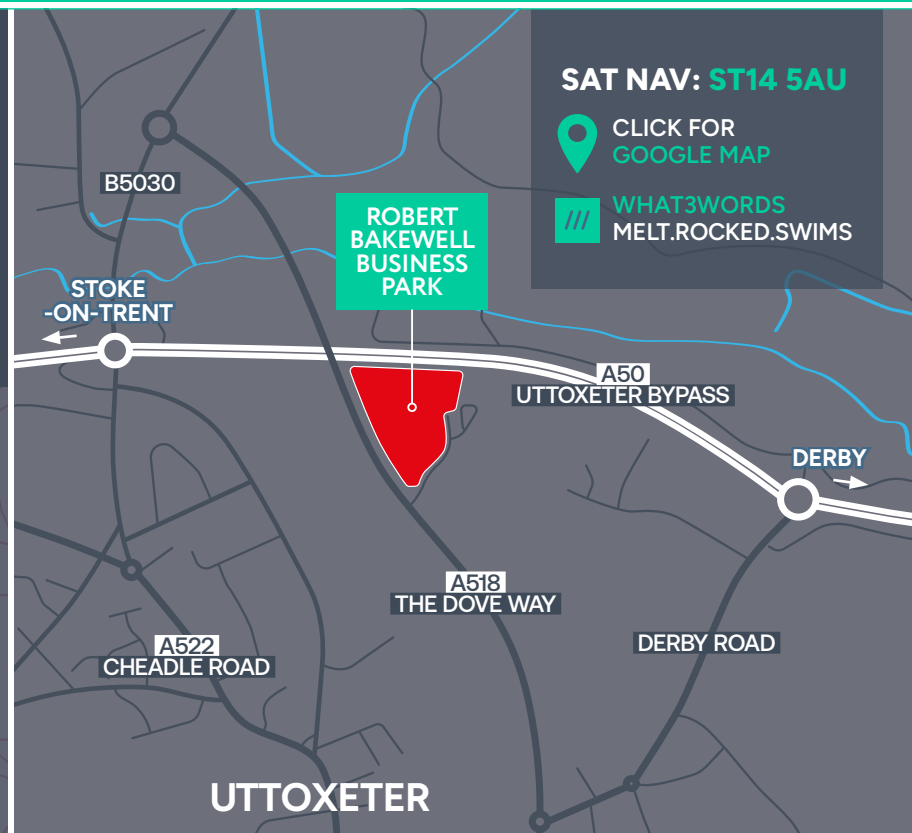
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LOCATION

Situated on the A50, Uttoxeter is positioned between Burton-on-Trent and Stoke-on-Trent. The M6 (J16) is within 20 miles and the M1 (J24) is within 26 miles opening up access to the nation's motorway system. Robert Bakewell Business Park provides direct access to the centre of Uttoxeter, with this exciting development visible from the A50 Uttoxeter bypass.



SAT NAV: ST14 5AU

CLICK FOR
GOOGLE MAP

WHAT3WORDS
MELT.ROCKED.SWIMS

DRIVETIMES

	Miles	Minutes
M6 J15	18	23
Stoke on Trent	17	25
M1 J24	26	28
Derby	20	32
East Midlands Airport	29	35
Nottingham	37	49

	Miles	Minutes
Birmingham Airport	40	57
Leicester	47	63
Birmingham	49	66
Sheffield	64	78
Manchester	63	84

PRICE/RENT

The building is available on both a freehold and leasehold basis subject to covenant strength and lease length.

Price/rent available on request.

CONTACT

For further information or to arrange a viewing please call or click on the emails or website below.



Darran Severn

07917 460 031

darran@fhp.co.uk

Tim Gilbertson

07887 787 893

tim@fhp.co.uk

fhp.co.uk



Phillip Randle

07970 293 740

prandle@salloway.com

salloway.com