

A50 • J15 M6

STOKE

STOKE-ON-TRENT • ST4 4EX

- Excellent specification
- Low cost employment
- Available Q3 2018



New 108,511 SQ FT
Industrial / Distribution Unit
Under Construction • Completion July 2018

A50 • J15 M6

STOKE

STOKE-ON-TRENT • ST4 4EX

108,511 SQ FT (10,080 SQ M) Industrial / Distribution Unit



STOKE 108 is a superbly specified warehouse development in a high demand location boasting direct links to the A50 and M6. With preliminary works complete, the unit will be ready for occupation in July 2018.

Situated at the junction of the A500 and A50, **STOKE 108** provides direct access to markets along the A50 and M6 corridors. Junction 15 of the M6 is two miles away via direct dual carriageway access.

The last building available on the estate, **STOKE 108** will provide a gross internal area of approximately 108,511 sq ft (10,080 sq m).

SUPERB SPECIFICATION

- 12 dock levellers
- 2 level access doors
- 135 car parking spaces
- Potential for two car charging points
- Eaves height – 11m
- Secure yards on two elevations
- 25 trailer spaces



READY FOR BUSINESS

North Staffordshire has a broad cross section of skills, the majority being semi-skilled or non-skilled.

159,400

Working age population

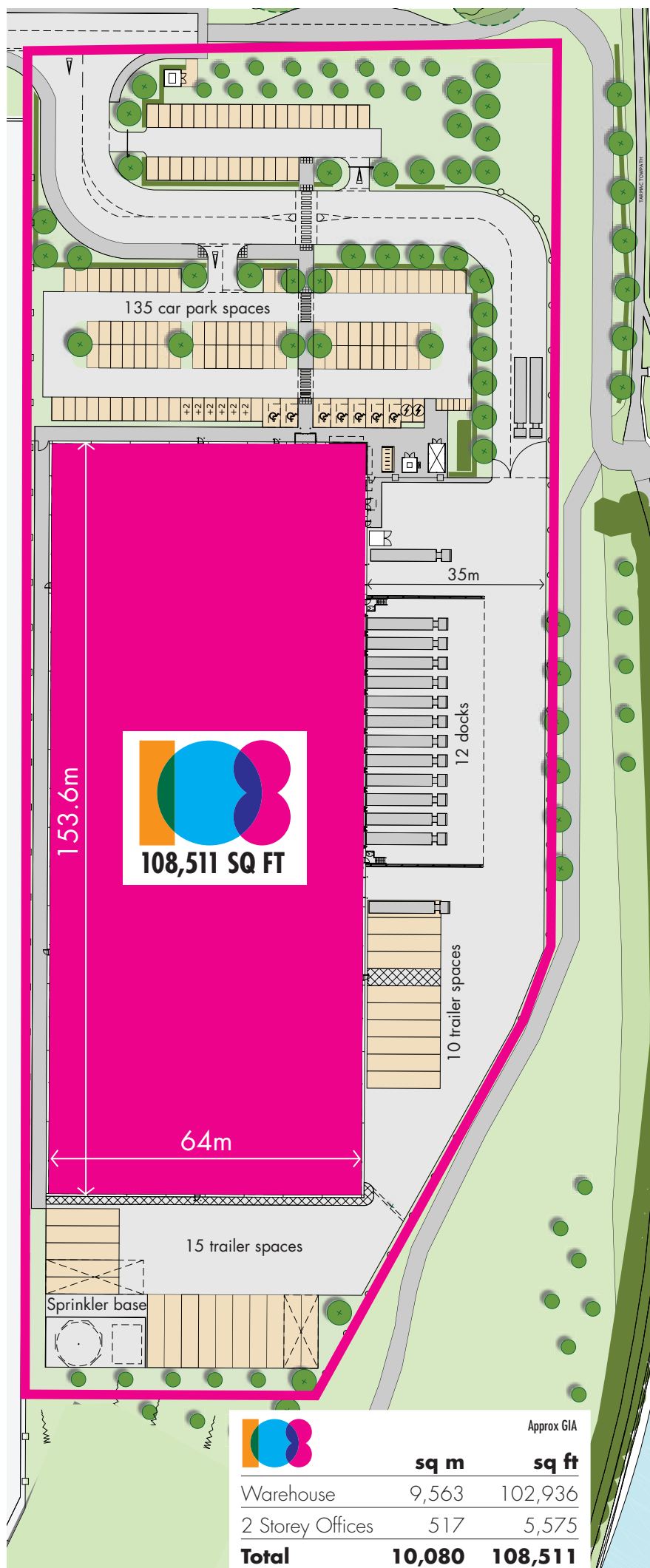
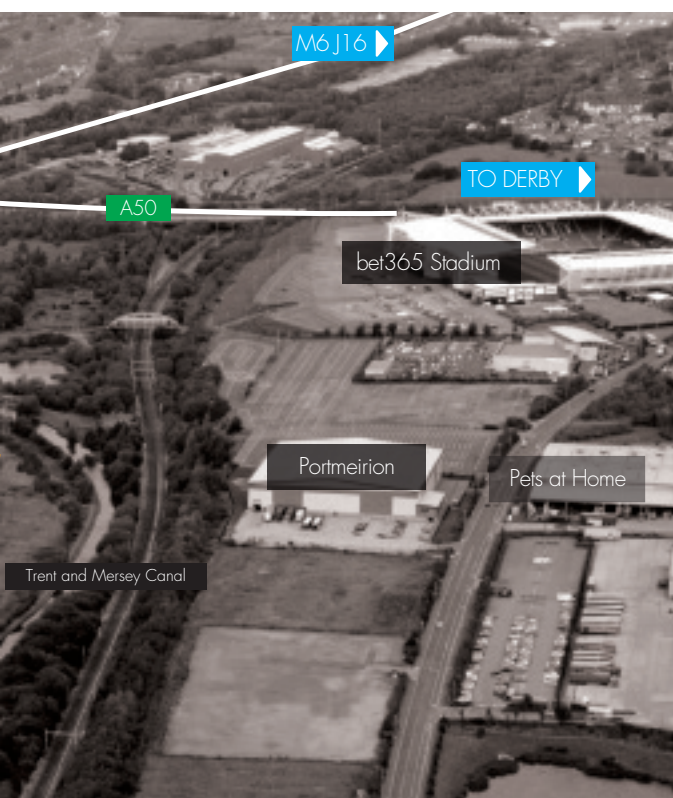
83,000

Population within a 2 mile radius

5.7% **STOKE-ON-TRENT**
4.6% **NATIONAL AVERAGE**

Unemployment rate

Source: Nomisweb.co.uk





DRIVE TIMES

| Sea Ports | Miles | Time |
|-------------|-------|------------|
| Liverpool | 57 | 1 hr 6min |
| Holyhead | 123 | 2 hr 44min |
| Hull | 170 | 2 hr 50min |
| Southampton | 190 | 3 hr 30min |
| Felixstowe | 205 | 3 hr 35min |

| Air Ports | Miles | Time |
|---------------|-------|-----------|
| Manchester | 34 | 1 hr 2min |
| East Midlands | 44 | 1 hr 5min |
| Birmingham | 48 | 51min |

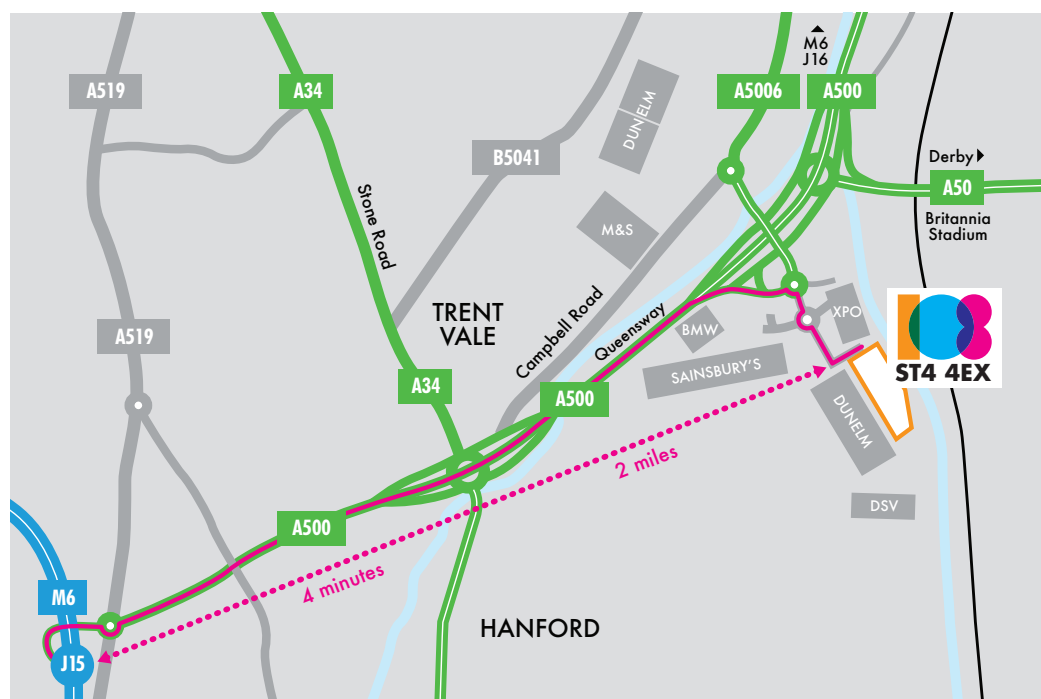
| City | Miles | Time |
|------------|-------|------------|
| Manchester | 45 | 58min |
| Birmingham | 48 | 1 hr |
| Leeds | 93 | 1 hr 38min |
| Bristol | 130 | 2 hr 20min |
| London | 161 | 2 hr 58min |

| Motorway | Miles | Time |
|--------------|-------|-------|
| M6 (J15) | 2 | 4min |
| M6 (J16) | 9 | 11min |
| M6/M62 (J10) | 41 | 55min |
| M1 (J24a) | 42 | 51min |

Source: Google Maps 2017

PRIME LOCATION

STOKE 108 boasts direct links to both the A50 and the M6, bringing the north, south, east and west within easy reach.



Joint agents:



Carl Durrant
carl.durrant@eu.jll.com
Steve Jagers
steven.jagers@eu.jll.com



Tom Fairlie
tom.fairlie@dtre.eu
Richard Harman
richard.harman@dtre.eu



Conditions under which particulars are issued: JLL and DTRE for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves JLL and DTRE has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. January 2018. 11314 tasselldesign.co.uk